



DEVELOPMENT REVIEW BOARD  
**SUPPLEMENTAL SUBMITTAL**

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2021-005746  
Application No. SD-2021-00202

TO:

- ☒ Planning Department/Chair
- ☒ Hydrology
- ☒ Transportation Development
- ☒ ABCWUA
- ☒ Code Enforcement
- ☒ Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: 11/10/2021 HEARING DATE OF DEFERRAL: 11/17/2021

**SUBMITTAL**

DESCRIPTION: Updated Final Plat application with addition of easement 21 a public waterline easement

to protect waterline realignment into center of drive aisle in Lot 1-B-1. Letter to DRB updated to address

most recent comments from November 10th hearing.

CONTACT NAME: Ryan J. Mulhall

TELEPHONE: 505-896-3050 EMAIL: cartesianryan@gmail.com



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input checked="" type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input checked="" type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Minor Preliminary / Final Plat creating 2 new lots from 2 existing lots, granting and vacating a number of easements.		
Associated site plan.		

<b>APPLICATION INFORMATION</b>			
Applicant: AIM Management Corp.		Phone:	
Address: 303 Roma NW Suite 200		Email:	
City: Albuquerque	State: NM	Zip: 87102	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: (505) 896-3050	
Address: PO Box 44414		Email: cartesiansurveys@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners: Osuna Development Co., LLC	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Lots 1-A and 1-B		Block:	UPC Code: 101706233114840107
Subdivision/Addition: Fraternal Order of the Police Addition		MRGCD Map No.:	UPC Code: 101706232011740105
Zone Atlas Page(s): E-17-Z	Existing Zoning: NR-BP	Proposed Zoning NR-BP	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 4.6540	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 5800 Jefferson NE		Between: Balloon Park Rd NE	and: Jefferson Plaza NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR-2021-005746 (PS-2021-00089 Sketch Plat)			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b>		<b>Date:</b> 10/19/2021	
<b>Printed Name:</b> Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:		Date:	
		<b>Project #</b>	



***Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.***


**FORM V: Vacations of Easements or Right-of-way- DRB****Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.**☐ **VACATION OF RIGHT-OF-WAY – DRB**☐ **VACATION OF RIGHT-OF-WAY – COUNCIL**

- \_\_\_ Interpreter Needed for Meeting? \_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- \_\_\_ Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way.*
- \_\_\_ Drawing showing the easement or right-of-way to be vacated
- \_\_\_ If easements, list number to be vacated \_\_\_\_\_
- \_\_\_ Square footage to be vacated (see IDO Section 14-16-6-6(M)) \_\_\_\_\_
- \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
- \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response
- \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- \_\_\_ Completed neighborhood meeting request form(s)
- \_\_\_ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
- \_\_\_ Office of Neighborhood Coordination notice inquiry response
- \_\_\_ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
- \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- \_\_\_ Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied


☒ **VACATION OF PRIVATE EASEMENT**☒ **VACATION OF PUBLIC EASEMENT**

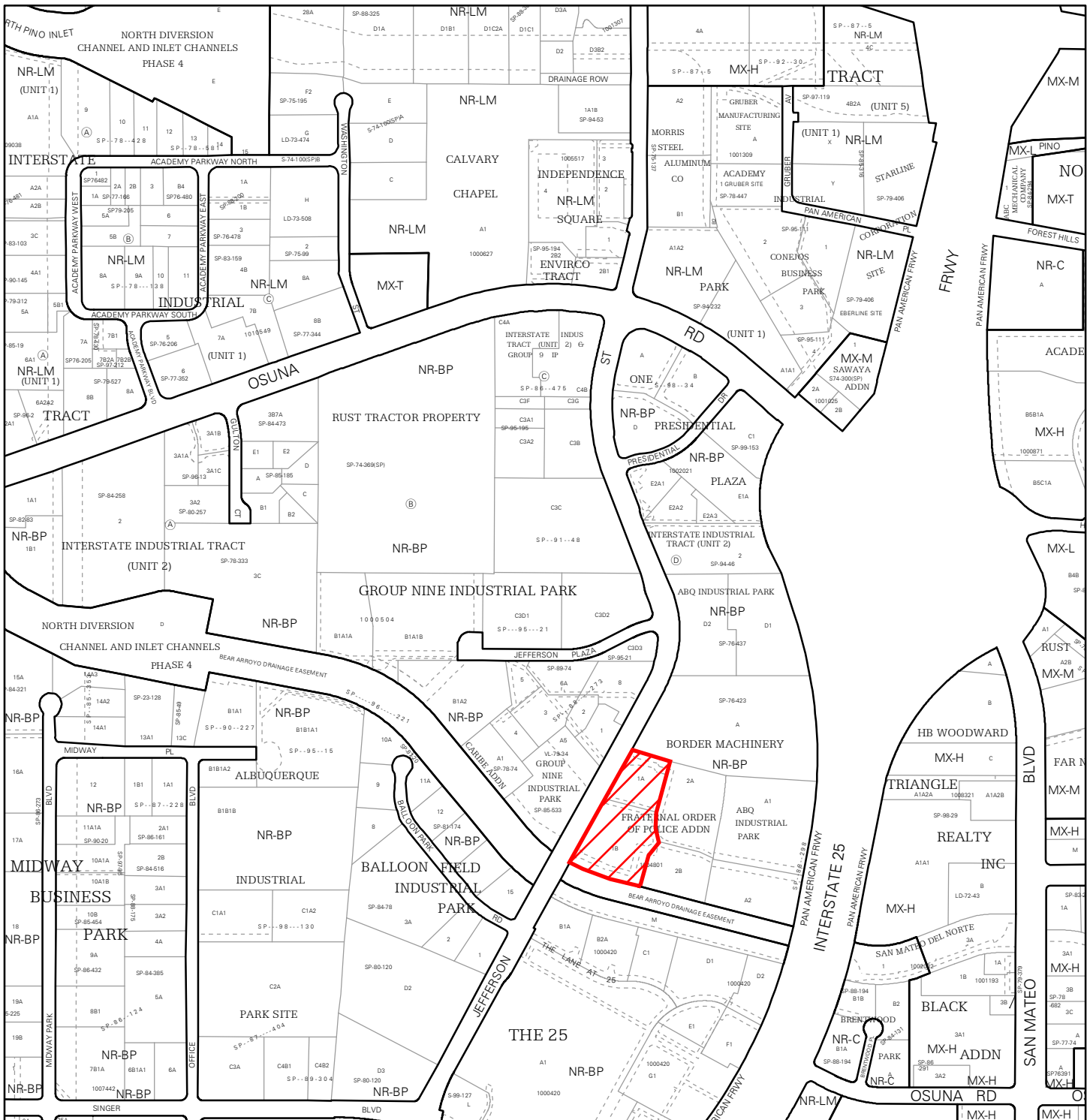
- N/A Interpreter Needed for Meeting? N/A if yes, indicate language: \_\_\_\_\_
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ☒ Copy of the complete document which created the easement(s)
- ☒ Drawing showing the easement to be vacated
- ☒ List number to be vacated Easements 4, 5, 6, 8, 12, & 15
- ☒ Proof of Pre-Application meeting

**The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.****I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.**

<b>Signature:</b> 	<b>Date:</b> 10/19/2021
<b>Printed Name:</b> Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

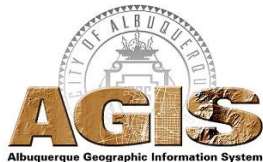
**FOR OFFICIAL USE ONLY**

Case Numbers:	Project Number:	
Staff Signature:		
Date:		

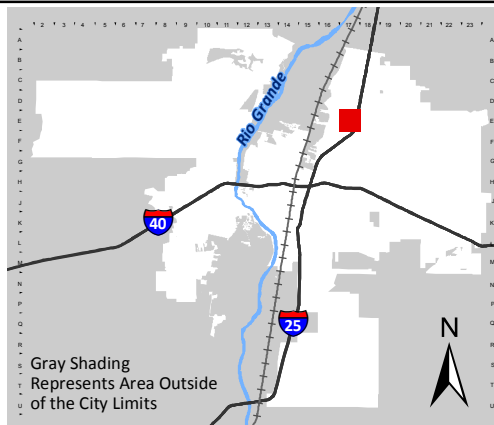


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**E-17-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

November 12, 2021

Development Review Board  
City of Albuquerque

**Re: Final Plat Review for Proposed Subdivision of Lots 1-A and 1-B of the Fraternal Order of the Police Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for AIM Management Corp. and requests a final plat review of our minor subdivision to create two (2) new lots from two (2) existing lots for Lot 1-A and 1-B of the Fraternal Order of the Police Addition at 5800 Jefferson NE between Balloon Park Road NE and Jefferson Plaza NE. This plat will vacate six easements and grant six easements as shown on the site sketch and plat provided here. The property is currently zoned as NR-BP. The replat was heard for sketch plat review on July 21, 2021 under project number PR-2021-005746, and the final plat heard on October 27, 2021 and November 10, 2021. There is a site plan application associated with this plat and the attached infrastructure list is intended to proceed with the site plan. The comments from the most recent final plat hearing are addressed below:

**ABCWUA**

**1. SD-2021-00202 – PRELIMINARY / FINAL PLAT**

- a. Availability Statement #210918 has been issued and provides the conditions for service. Relocation of a public sewer line is required for this project.
- b. This project is within the adopted service area.
- c. Pro rata is not owed for this property.

Noted

- d. Utility Plan:
  - i. Please locate the revised sewer main such that the 20 foot easement does not include the parallel curbing within the easement. The main will need to be a few feet further south, more toward the middle of the access aisle

The SAS line will have an easement [18] granted by the plat to match its proposed realignment, and the original easement will be vacated by the plat. The line will be protected by a paper easement attached in our supplemental application, and granted to the ABCWUA simultaneously with the filing of the plat, which will be vacated by the ABCWUA once the SAS line has been satisfactorily realigned into position.

- ii. There are two proposed hydrants shown as extending from existing public hydrant legs. This is not allowed. If used by one parcel, the proposed hydrants shall be on a private fireline connection to the public main. Multiple hydrants may be joined into one connection of fire flow requirements are satisfied. If the new hydrant is needed for more than

one parcel, it should be a public hydrant and within a public waterline easement.

- iii. The northern building is over the public waterline easement. This is not allowed, please revise the building footprint or relocate the structure to outside of the easement.

Noted, site plan should have corrected these concerns.

- iv. The private sewer connection for the southern lot should be perpendicular to the public main or, for connections 6-inches or larger, it may be directly into the manhole.
- v. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.

Noted, site plan should address trees and curbing concerns in south lot 1-B-1.

- e. Infrastructure List:
  - i. No objections.
- f. Easements:
  - i. Proposed finding: The proposed paper easement for sewer line needs to be recorded immediately after the plat.

Noted.

**2. SD-2021-00203 – VACATION OF PUBLIC EASEMENT**

- a. No objections.

**3. SD-2021-00204 – VACATION OF PRIVATE EASEMENT**

- a. No objections.

**4. SD-2021-00205 – VACATION OF PRIVATE EASEMENT**

- a. No objections.

**5. SD-2021-00206 – VACATION OF PRIVATE EASEMENT**

- a. No objections.

**6. SD-2021-00207 - VACATION OF PRIVATE EASEMENT**

- a. No objections.

**7. SD-2021-00208 - VACATION OF PRIVATE EASEMENT**

- a. No objections.

Noted, no objections for all easement vacations.

**Code Enforcement**

- No comments or objections.

Noted

## Transportation (Plat comments only)

The Transportation Department has no objection to the proposed platting action.

Noted, thank you for your assistance preparing the right-of-way dedication.

## Hydrology

Since the infrastructure list is tied to the Site Plan, Hydrology has no objection to the Plat.

Noted, public easement 11 has provisions for use as a drainage easement to accommodate linear pond or flow discussed at November 10<sup>th</sup> hearing.

An approved grading and drainage plan is required prior to Hydrology sign off on Site Plan.

One was submitted and major Drainage issues with the Site Plan were noted primarily the need for a detention pond need to be addressed. This will most likely require reworking of the propose Site Plan.

Noted

## Parks and Recreation

If a seed mix will be used, please list on Landscape Plan.

Noted, this is a site plan concern.

Screening IDO regulations below. Clearance from any vegetation to trail should be 5-ft – please note on Landscape Plan. It would be helpful if trail was shown on Landscape Plan. Please note that irrigation will be a minimum distance from the trail and/or that construction plans will be submitted to Parks Management before installation.

5- 6(F)(3) Abutting Arroyos or Major Public Open Space When a parking lot is located abutting a major arroyo or any Major Public Open Space, screening shall be provided via one of the following options: 5-6(F)(3)(a) Walls or fencing a minimum of 6 feet high; fencing requires landscaping with evergreen shrubs or vines to form a screen at least 75 percent opaque. 5-6(F)(3)(b) Shrubs and trees sufficient to act as a screen at least 4 feet high and at least 75 percent opaque.

14-16-5-6(E) a. Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped strip at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.

Noted, site plan concerns will be addressed with site plan supplement.

## Planning

- The application number needs to be added to the Plat prior to distribution of the Plat for

DRB signatures.

Noted, application number has been added to page 1 of the plat.

- The DXF file approval email from AGIS needs to be submitted prior to final sign off from Planning.

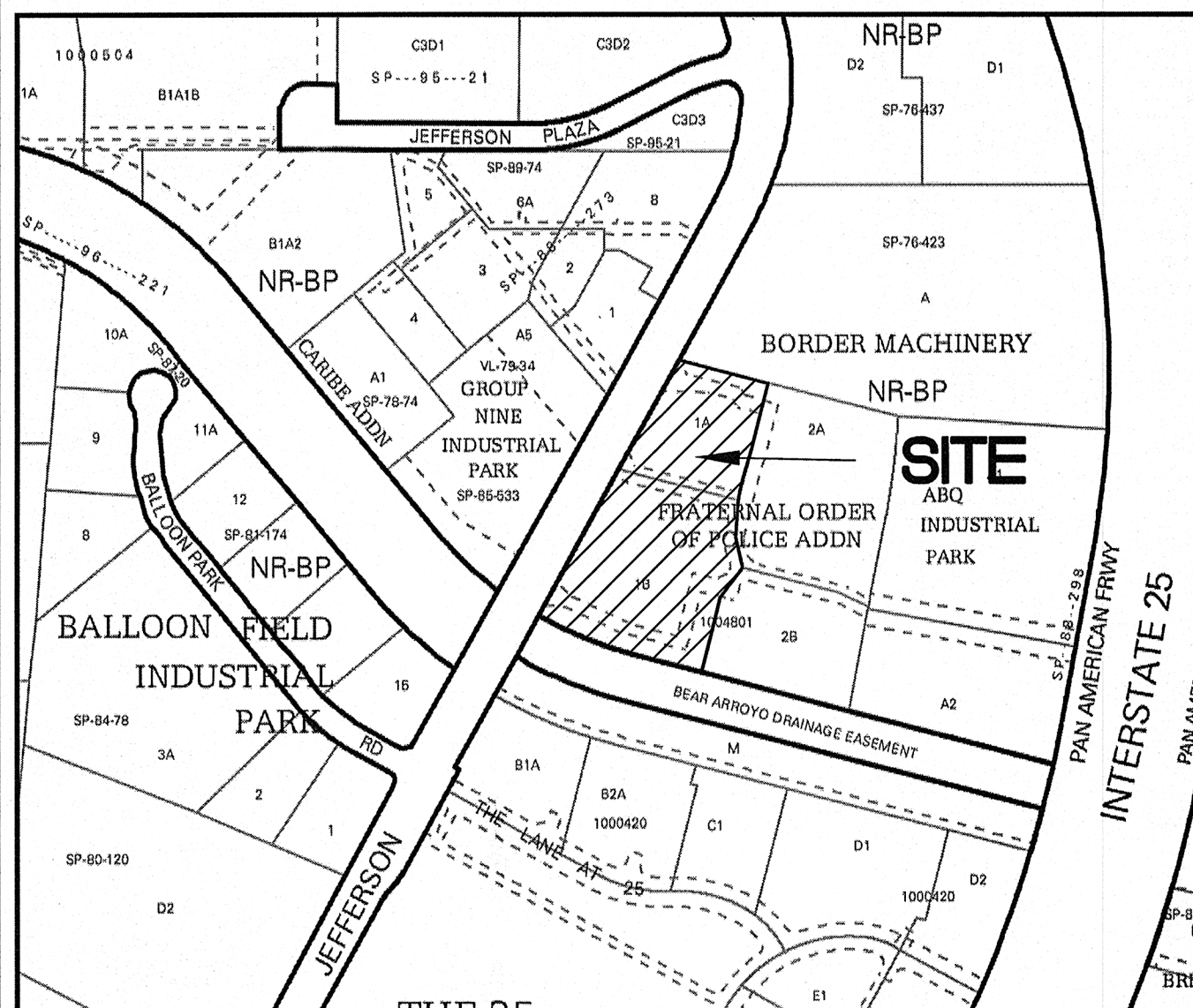
Noted

- There was an Infrastructure List included with the Plat submittal. The Infrastructure List includes major infrastructure. Because the platting application is for a Minor Preliminary/Final Plat and is a minor action, the Infrastructure List will have to be associated with and approved with the Site Plan as the Site Plan is a major action. Otherwise, for the Infrastructure List to be associated with and approved with the platting action, the Minor Preliminary Plat application will have to be revised to be a Major Preliminary Plat application.

Noted, plat was verbally allowed as a minor plat without need to re-advertise based upon comments at the October 27<sup>th</sup> hearing tying the infrastructure list to the plat by Planning, but required to be submitted with the plat per City Engineer.

Thank you for your consideration,  
Ryan J. Mulhall





Vicinity Map - Zone Atlas E-17-Z

### Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1252312 AND AN EFFECTIVE DATE OF MAY 27, 2021.
2. PLAT OF FRATERNAL ORDER OF POLICE ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 1, 2007, IN BOOK 2007C, PAGE 50.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 22, 2014, AS DOCUMENT NO. 2014084825.

### Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

### Indexing Information

Section 26, Township 11 North, Range 3 East, N.M.P.M.  
as Projected onto the Elena Gallegos Grant  
Subdivision: Fraternal Order of the Police Addition  
Owner: Osuna Development Co LLC  
UPC #: 101706233114840107 (Lot 1-A)  
101706232011740105 (Lot 1-B)

### Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

### Subdivision Data

GROSS ACREAGE. . . . . 4.6540 ACRES  
ZONE ATLAS PAGE NO. . . . . E-17-Z  
NUMBER OF EXISTING LOTS. . . . . 2  
NUMBER OF LOTS CREATED. . . . . 2  
MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.2170 ACRES  
DATE OF SURVEY. . . . . JUNE 2021

### Notes

1. FIELD SURVEY PERFORMED IN JUNE 2021
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

### Legal Description

LOTS NUMBERED ONE-A (1-A) AND ONE-B (1-B) OF FRATERNAL ORDER OF POLICE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOTS 1-A, 1-B, 2-A, AND 2-B, FRATERNAL ORDER OF POLICE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, MARCH 1, 2007, IN PLAT BOOK 2007C, PAGE 50.

### Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101706233114840107

101706232011740105

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

## Plat for Lots 1-A-1 and 1-B-1

## Fraternal Order of

## Police Addition

## Being Comprised of

## Lots 1-A and 1-B

## Fraternal Order of Police Addition

## City of Albuquerque

## Bernalillo County, New Mexico

August 2021

Project Number: PR-2021-005746

Application Number: SD-2021-00202

### Plat Approvals:

Nov 3, 2021

Nov 4, 2021

Nov 5, 2021

Nov 3, 2021

### City Approvals:

11/3/2021

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMA FCA

City Engineer

DRB Chairperson, Planning Department

### Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.  
N.M.R.P.S. No. 14271

11/5/2021  
Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com



Sheet 1 of 4  
211155



Easement Notes

- 1

THRU

3
- INTENTIONALLY OMITTED ON THIS SHEET

4

5

6

7

8

9

10

THRU

11

12

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15

PURSUANT TO DOCUMENT NO. 2019111143 FILED AS RECORDED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 30, 2019, THE OWNER OF LOT 1-A AND 1-B AND THE OWNER OF LOT 2-A AND 2-B AGREED TO TERMINATE CERTAIN SPECIFIC EASEMENTS INCLUDING THOSE MARKED BY \*

Additional Right-of-Way  
Dedicated by this Plat  
7,223 Sq. Ft.  
0.1658 Acres



NOTE: THE PROPERTY WAS SUBJECT TO A PUBLIC ACCESS EASEMENT AND PUBLIC SIDEWALK EASEMENT AS REFLECTED ON THE PLAT FILED MARCH 1, 2007 IN BOOK 2007C, PAGE 50. BECAUSE THE EASMENTS WERE FULLY ENCOMPASSED BY THE ADDITIONAL RIGHT-OF-WAY THAT IS BEING DEDICATED BY THIS PLAT, THE EASEMENTS WERE NOT SHOWN HEREON.

ACS Monument "SC\_27\_26\_34\_35\_1965"  
NAD 1983 CENTRAL ZONE  
X=1534561.674\*  
Y=1508397.94 \*  
Z=5113.117 \* (NAVD 1988)  
G-G=0.999672139  
Mapping Angle=-0°12'13.83"

\*U.S. SURVEY FEET

Plat for  
Lots 1-A-1 and 1-B-1  
Fraternal Order of  
Police Addition  
Being Comprised of  
Lots 1-A and 1-B, Fraternal  
Order of Police Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
August 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (03/01/2007, 2007C-50)
	FOUND REBAR WITH CAP "LS 8686" UNLESS OTHERWISE NOTED
	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "SMW\_12"  
NAD 1983 CENTRAL ZONE  
X=1541924.324 \*  
Y=1510982.798 \*  
Z=5242.356 \* (NAVD 1988)  
G-G=0.999664227  
Mapping Angle=-0°11'22.97"  
\*U.S. SURVEY FEET

THIS SHEET SHOWS EXISTING EASEMENTS BEING VACATED.




Bear Arroyo  
(100' AMAFCA DRAINAGE EASEMENT)  
(08/31/1966, D812-416)


CSI-CARTESIAN SURVEYS INC.  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com

Easement Notes

- 1

EXISTING 10' P.U.E. (02/11/1977, C11-173) PARTIALLY RELEASED BY MST&T PER (3/19/1979, BK. D87-A, PG. 63-64, DOC. NO. 7919492) SHOWN HEREON AS 
- 2

EXISTING 20' PUBLIC WATERLINE EASEMENT (03/01/2007, 2007C-50)
- 3

EXISTING PUBLIC WATERLINE EASEMENT (03/01/2007, 2007C-50) SHOWN HEREON AS 
- 4

INTENTIONALLY OMITTED
- 5

INTENTIONALLY OMITTED FROM THIS SHEET
- 6

EXISTING 30' PRIVATE PEDESTRIAN ACCESS AND PRIVATE WATERLINE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNER(S) OF LOTS 1-A, 1-B, 2-A & 2-B (03/01/2007, 2007C-50) \*
- 7

INTENTIONALLY OMITTED FROM THIS SHEET
- 8


EXISTING PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT, BENEFITING AND MAINTAINED BY THE OWNER(S) OF LOTS 1-A, 1-B, 2-A & 2-B (03/01/2007, 2007C-50) \*
- 9

INTENTIONALLY OMITTED FROM THIS SHEET
- 10

EXISTING 7' MST&T UNDERGROUND RIGHT OF WAY EASEMENT (03/19/1979, BK. MISC. 676, PG. 792, DOC. NO. 7919503)
- 11

EXISTING 20' CITY OF ALBUQUERQUE DRAINAGE, WATER, SEWER, AND PUBLIC UTILITY EASEMENT (12/8/1977, BK. MISC. 575, PG. 169-172, DOC. NO. 7776389)(12/8/1977, BK. MISC. 575, PG. 203-205, DOC. NO. 7776433)(1/2/1980, BK. MISC. 743, PG. 193-196, DOC. NO. 086)
- 12

INTENTIONALLY OMITTED FROM THIS SHEET
- 13

EXISTING PRIVATE ACCESS AND UTILITY EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-A, 1-B (NOW BEING LOT 1-A-1 AND 1-B-1), 2-A & 2-B AS PROVIDED IN DOC. NO. 2019111143 RECORDED 12/30/19, SHOWN HEREON AS 
- 13a

EXISTING 12'X12' SIGN EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2-A AND 2-B, UNDER THE TERMS PROVIDED IN DOC. NO. 2019111143, RECORDED 12/30/2019
- 14


EXISTING PUBLIC WATERLINE EASEMENT (3/5/2010, DOC. NO. 2010018763) (3/5/2010, DOC. NO. 2010018764)
- 15

INTENTIONALLY OMITTED FROM THIS SHEET
- 16

PRIVATE CROSS LOT ACCESS, PRIVATE DRAINAGE, AND PRIVATE PARKING EASEMENT BENEFITING AND MAINTAINED BY LOTS 1-A-1 AND 1-B-1, GRANTED WITH THIS PLAT.
- 17

PRIVATE WATERLINE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-A-1, 1-B-1, 2-A, AND 2-B, GRANTED WITH THE FILING OF THIS PLAT.
- 18

20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 19

20'X20' COMMUNICATION EASEMENT GRANTED TO LUMEN WITH THE FILING OF THIS PLAT. SHOWN HEREON AS 
- 20

ADDITIONAL PRIVATE ACCESS AND UTILITY EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-A-1 AND 1-B-1, COINCIDENT TO EASEMENT 13, GRANTED WITH THE FILING OF THIS PLAT.
- 21

ADDITIONAL PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.



PURSUANT TO DOCUMENT NO. 2019111143 FILED AS RECORDED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 30, 2019, THE OWNER OF LOT 1-A AND 1-B AND THE OWNER OF LOT 2-A AND 2-B AGREED TO TERMINATE CERTAIN SPECIFIC EASEMENTS INCLUDING THOSE MARKED BY \*

THE PROPERTY IS SUBJECT TO THE "AGREEMENT CONCERNING EXISTING PLAT, DECLARATION OF RECIPROCAL EASEMENTS AND RECIPROCAL COVENANTS, LAND USE AGREEMENT AND RELATED MATTERS" FILED ON DECEMBER 30, 2019 AS DOC. NO. 2019111143.

Plat for  
Lots 1-A-1 and 1-B-1  
Fraternal Order of  
Police Addition  
Being Comprised of  
Lots 1-A and 1-B, Fraternal  
Order of Police Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
August 2021

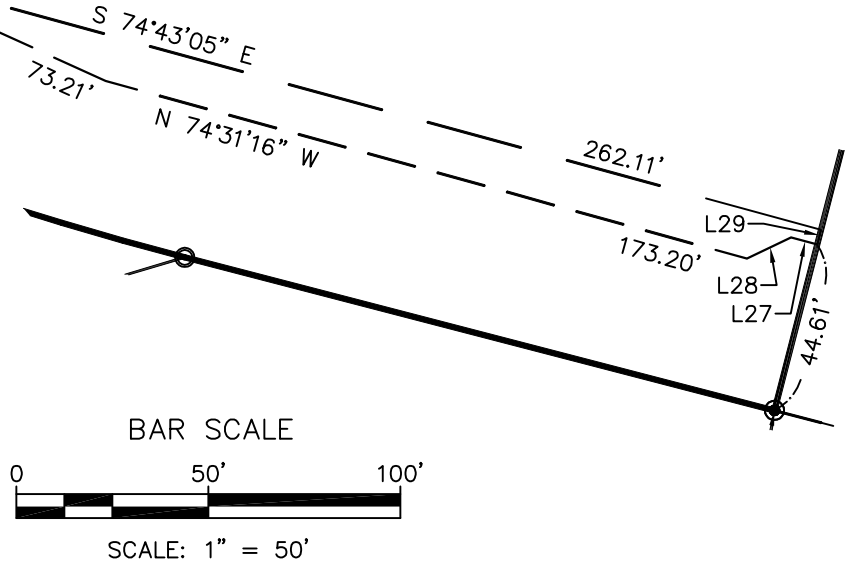
THIS SHEET SHOWS REMAINING AND GRANTED EASEMENTS.

Legend

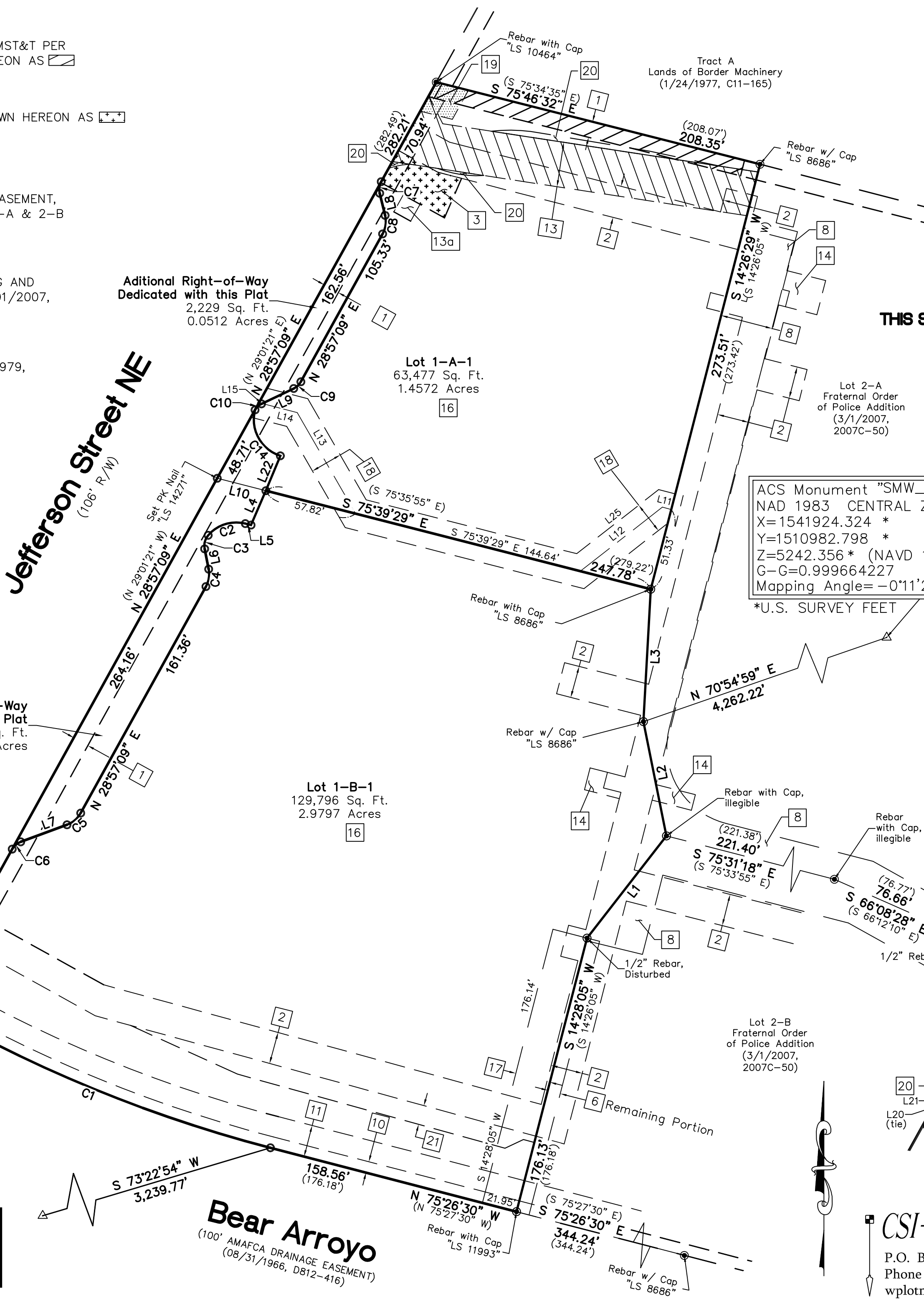
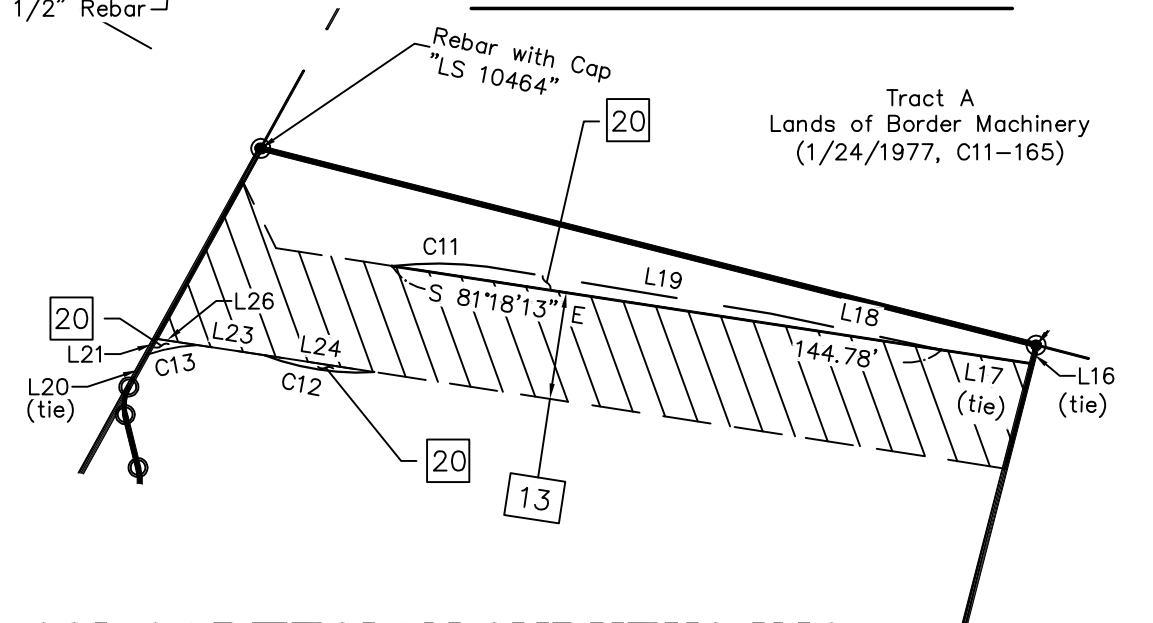
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (03/01/2007, 2007C-50)
	FOUND REBAR WITH CAP "LS 8686" UNLESS OTHERWISE NOTED
	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "SMW\_12 "  
NAD 1983 CENTRAL ZONE  
X=1541924.324 \*  
Y=1510982.798 \*  
Z=5242.356 \* (NAVD 1988)  
G-G=0.999664227  
Mapping Angle=-0°11'22.97"  
\*U.S. SURVEY FEET

Easement 21 Detail



Easement 20 Detail



CSI-CARTESIAN SURVEYS INC.  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com

Plat for  
Lots 1-A-1 and 1-B-1  
Fraternal Order of the  
Police Addition  
Being Comprised of  
Lots 1-A and 1-B  
Fraternal Order of Police Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
August 2021

Line Table		
Line #	Direction	Length (ft)
L1	S 37°52'02" W (S 37°48'25" W)	80.71' (80.61')
L2	S 11°24'05" E (S 11°20'47" E)	72.66' (72.63')
L3	S 03°09'35" W (S 03°00'11" W)	82.68' (82.70')
L4	N 23°20'13" E	23.29'
L5	N 75°38'04" W	3.69'
L6	S 11°14'19" E	12.88'
L7	N 69°47'46" E	30.76'
L8	S 13°42'19" E	14.20'
L9	N 64°29'37" E	22.30'
L10	S 75°39'29" E (S 75°33'55" E)	31.29'
L11	S 75°33'31" E	5.75'
L12	N 52°01'12" E	64.87'
L13	S 30°02'10" E	72.84'
L14	N 75°33'55" W	22.56'
L15	N 64°29'37" E	0.50'
L16	S 14°26'29" W	5.00'
L17	N 81°18'13" W	23.69'
L18	N 78°00'00" W	45.32'
L19	N 80°34'29" W	75.02'
L20	N 28°57'09" E	9.61'

Line Table		
Line #	Direction	Length (ft)
L21	S 28°57'09" W	4.78'
L22	N 22°30'58" E	23.57'
L23	S 81°18'13" E	17.40'
L24	N 81°18'13" W	29.12'
L25	N 52°01'12" E	64.88'
L26	N 81°18'13" W	11.10'
L27	N 74°51'39" W	7.05'
L28	S 64°33'21" W	12.74'
L29	S 14°28'05" W	3.98'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	233.30' (234.40')	861.13' (861.13')	15°31'21"	232.58'	S 67°40'50" E
C2	25.58'	23.00'	63°43'32"	24.28'	S 72°30'11" W
C3	9.05'	10.00'	51°52'44"	8.75'	S 14°42'03" W
C4	11.22'	16.00'	40°11'28"	10.99'	N 08°51'25" E
C5	11.48'	16.00'	41°07'03"	11.24'	N 49°30'41" E
C6	7.13'	10.00'	40°50'37"	6.98'	S 49°22'28" W
C7	7.43'	9.97'	42°41'07"	7.26'	S 07°36'25" W
C8	11.91'	16.00'	42°39'28"	11.64'	N 07°37'25" E
C9	6.20'	10.00'	35°32'28"	6.10'	N 46°43'23" E
C10	5.58'	9.00'	35°32'28"	5.49'	S 46°43'23" W
C11	24.84'	111.08'	12°48'39"	24.78'	N 89°34'32" W
C12	29.33'	69.45'	24°12'08"	29.12'	S 81°18'13" E
C13	13.56'	47.41'	16°23'15"	13.51'	S 79°19'37" W
C14	36.04'	23.64'	87°21'25"	32.65'	N 28°51'47" W

### Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

#### Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

### Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN JEFFERSON STREET N.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

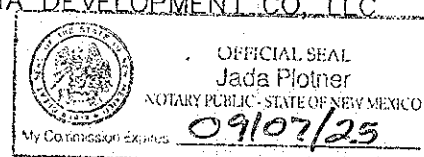
ARTHUR G. (SONNY) LEEPER, MANAGER  
OSUNA DEVELOPMENT CO. LLC

DATE

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct 15<sup>th</sup> 2021  
BY: ARTHUR G. (SONNY) LEEPER, MANAGER, OSUNA DEVELOPMENT CO. LLC

By: Jada Plotner  
NOTARY PUBLIC



MY COMMISSION EXPIRES 09/07/25

**CSI-CARTESIAN SURVEYS INC.**


P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com

Sheet 4 of 4  
211153




Easement Notes

- 1


EXISTING 10' P.U.E. (02/11/1977, C11-173) PARTIALLY RELEASED BY MST&T PER (3/19/1979, BK. D87-A, PG. 63-64, DOC. NO. 7919492) SHOWN HEREON AS 
- 2

EXISTING 20' PUBLIC WATERLINE EASEMENT (03/01/2007, 2007C-50)
- 3


EXISTING PUBLIC WATERLINE EASEMENT (03/01/2007, 2007C-50) SHOWN HEREON AS 
- 4

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/01/2007, 2007C-50) VACATED WITH THE FILING OF THIS PLAT.
- 5

EXISTING PRIVATE SIGN EASEMENT, BENEFITING AND MAINTAINED BY THE OWNER(S) OF LOTS 1-A, 1-B, 2-A & 2-B (03/01/2007, 2007C-50) VACATED WITH THE FILING OF THIS PLAT
- 6

EXISTING 30' PRIVATE PEDESTRIAN ACCESS AND PRIVATE WATERLINE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNER(S) OF LOTS 1-A, 1-B, 2-A & 2-B (03/01/2007, 2007C-50) PORTION OF PRIVATE PEDESTRIAN ACCESS EASEMENT VACATED SHOWN HEREON AS 
- 7

EXISTING PUBLIC ACCESS EASEMENT (03/01/2007, 2007C-50)
- 8


EXISTING PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT, BENEFITING AND MAINTAINED BY THE OWNER(S) OF LOTS 1-A, 1-B, 2-A & 2-B (03/01/2007, 2007C-50)\* VACATED BY THIS PLAT, SHOWN HEREON AS 
- 9

EXISTING PUBLIC SIDEWALK EASEMENT (03/01/2007, 2007C-50)
- 10

EXISTING 7' MST&T UNDERGROUND RIGHT OF WAY EASEMENT (03/19/1979, BK. MISC. 676, PG. 792, DOC. NO. 7919503)
- 11

EXISTING 20' CITY OF ALBUQUERQUE DRAINAGE, WATER, SEWER, AND PUBLIC UTILITY EASEMENT (12/8/1977, BK. MISC. 575, PG. 169-172, DOC. NO. 7776389)(12/8/1977, BK. MISC. 575, PG. 203-205, DOC. NO. 7776433)(1/2/1980, BK. MISC. 743, PG. 193-196, DOC. NO. 086)
- 12

EXISTING 20' PRIVATE DRAINAGE, WATER, SEWER AND PUBLIC UTILITY EASEMENT, BENEFITING AND MAINTAINED BY THE OWNER(S) OF LOTS 1-A, 1-B, 2-A & 2-B (3/17/1981, BK. MISC. 837, PG. 782-786, DOC. NO. 8113897) AMENDED BY (07/13/1981, BK. MISC. 864, PG. 281) VACATED BY THIS PLAT
- 13

EXISTING 28' PRIVATE ACCESS AND UTILITY EASEMENT, BENEFITING AND MAINTAINED BY THE OWNER(S) OF LOTS 1-A, 1-B (NOW BEING LOTS 1-A-1 AND 1-B-1), 2-A & 2-B (12/30/2019, DOC. NO. 201911143) SHOWN HEREON AS 
- 13a

EXISTING 12'X12' SIGN EASEMENT, BENEFITING AND MAINTAINED BY THE OWNER(S) OF LOTS 1-A, 1-B (NOW BEING LOTS 1-A-1 AND 1-B-1), 2-A & 2-B (12/30/2019, DOC. NO. 201911143)
- 14


EXISTING PUBLIC WATERLINE EASEMENT (3/5/2010, DOC. NO. 2010018763) (3/5/2010, DOC. NO. 2010018764)
- 15

EXISTING PRIVATE CROSS LOT DRAINAGE AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY THE OWNER(S) OF LOTS 1-A, 1-B, 2-A & 2-B (3/1/2007, 2007C-50) VACATED BY THIS PLAT
- 16

PRIVATE CROSS LOT ACCESS, PRIVATE DRAINAGE, AND PRIVATE PARKING EASEMENT BENEFITING AND MAINTAINED BY LOTS 1-A AND 1-B, GRANTED WITH THIS PLAT.
- 17

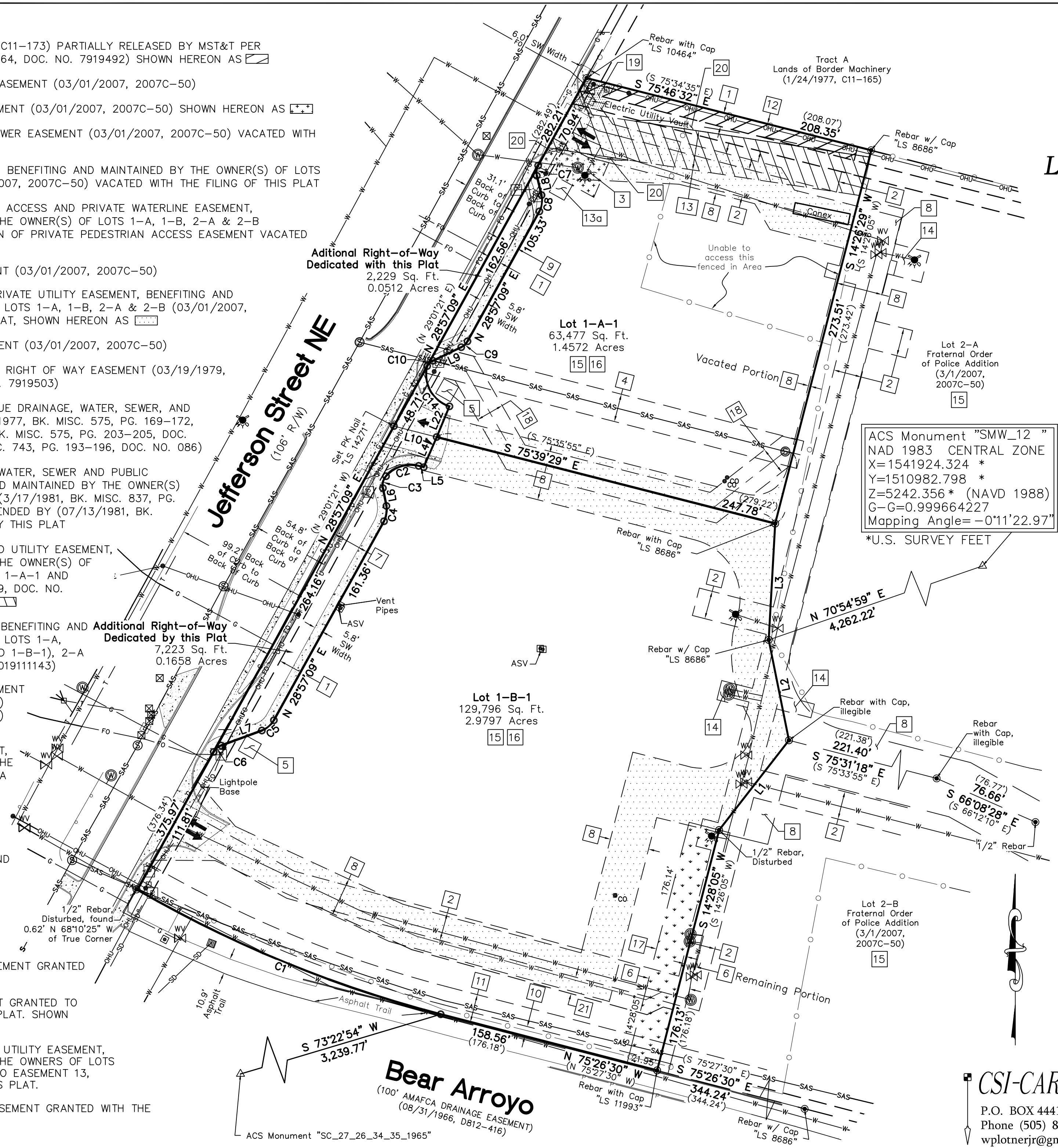
PRIVATE WATERLINE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-A-1, 1-B-1, 2-A, AND 2-B, GRANTED WITH THE FILING OF THIS PLAT.
- 18

20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 19

20'x20' COMMUNICATION EASEMENT GRANTED TO LUMEN WITH THE FILING OF THIS PLAT. SHOWN HEREON AS 
- 20







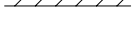














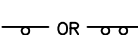








ADDITIONAL PRIVATE ACCESS AND UTILITY EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-A-1 AND 1-B-1, COINCIDENT TO EASEMENT 13, GRANTED WITH THE FILING OF THIS PLAT.
- 21

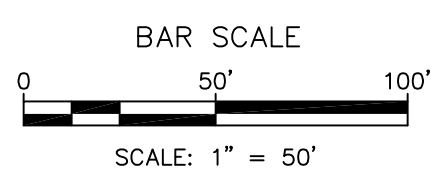
ADDITIONAL PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.



Site Sketch for  
Lot 1-A-1 and 1-B-1  
Fraternal Order of the  
Police Addition  
Being Comprised of  
Lot 1-A and 1-B, Fraternal  
Order of Police Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (03/01/2007, 2007C-50)
	FOUND REBAR WITH CAP "LS 8686" UNLESS OTHERWISE NOTED
	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
	COVERED AREA
	CONCRETE
	UTILITY PEDESTAL
	GUARD RAIL
	BLOCK WALL
	CHAINLINK FENCE
	BOLLARD
	OVERHEAD UTILITY LINE
	UTILITY POLE
	ANCHOR
	PULL BOX
	ELECTRIC CABINET
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	ANTI-SIPHON VALVE
	SANITARY SEWER MANHOLE
	SAS CLEANOUT
	IRRIGATION BOX
	STORM DRAIN INLET
	SIGN
	CURB CUT/INDICATION OF ACCESS TO ROADWAY
	UNDERGROUND WATER UTILITY LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND ELECTRIC UTILITY LINE
	UNDERGROUND TELEPHONE UTILITY LINE
	UNDERGROUND FIBER OPTIC UTILITY LINE
	UNDERGROUND STORM DRAIN UTILITY LINE



CSI-CARTESIAN SURVEYS INC.  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com

**AIM MANAGEMENT Corp.**

~~Osuna Development LLC~~  
Jeff Jesionowski  
303 Roma NW Suite 200  
Albuquerque NM 87102

Re: Professional surveying services to be performed at 5800 Jefferson Blvd NE aka Lot 1A and 1B, Fraternal Order of Police Petroglyph Medical Plaza (the "Property")

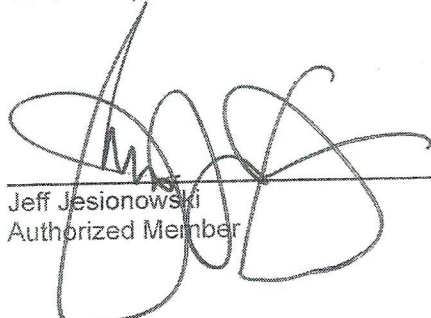
City of Albuquerque  
Development Review Board

**RE: Letter of Authorization for Proposed Plat**

To whom it may concern,

I, Jeff Jesionowski, authorized member of Argus Jefferson Partners as owner, do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the subdivision plat and supplemental needs for subdividing the lots 1-A and 1-B, Fraternal Order of Police.

Thank You,

  
\_\_\_\_\_  
Jeff Jesionowski  
Authorized Member

6/2/21

595



Ryan Mulhall <cartesianryan@gmail.com>

---

## XRANM - DRB submittal

---

**E Leeper** <ellaleeper@gmail.com>

Fri, Nov 5, 2021 at 7:40 AM

To: Jeff Jesionowski <jeff@amcdevelopment.net>

Cc: Scott Throckmorton <scott@argusinvestmentrealty.com>, Dave Doyle <dave@nminnovate.com>, Ryan Mulhall <cartesianryan@gmail.com>, "Will Plotner Jr." <wplotnerjr@gmail.com>, Bob Heiser <rheiser@studioswarch.com>, Saige Cox <SCox@studioswarch.com>, Scott McGee <scottmmcgee@gmail.com>

Good Morning,

Osuna Development, Arthur G Leeper is authorizing use of my signature on page 4 in the resubmission. If you would like to have a signed document just send it over and we will get it back to you this morning.

Best

AG (Sonny) Leeper

[Quoted text hidden]

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

November 5, 2021

Development Review Board  
City of Albuquerque

**Re: Vacation of Existing Easements regarding the Final Plat for Proposed Lots 1-A and 1-B of Fraternal Order of the Police Addition as part of a Preliminary / Final Plat for Proposed Tracts 1-A-1 and 1-B-1 of Fraternal Order of the Police Addition**

Members of the Board:

Cartesian Surveys is acting as an agent for the owners of Lots 1-A and 1-B of Fraternal Order of the Police Addition, and requests a review to vacate the following easements:

- 20' Public SAS Easement
- Existing Private Sign Easement
- Portion of 30' Private Pedestrian Access and Private Waterline Easement
- Existing Private access and utility easement
- 20' Private Drainage, Water, Sewer and P.U.E. Easement
- Existing Private Cross Lot Drainage and Parking Easement

The property is currently zoned NR-BP – Non-Residential Business Park. A sketch plat review of this plat was held on August 21, 2021 under project number PR-2021-005746. The property is located at 5800 Jefferson NE between Balloon Park Road NE and Jefferson Plaza NE.

**20' Public SAS Easement [4]**

The existing easement, currently hosting a sanitary sewer line is to be modified and a new easement (#18 on the plat) shall be granted for the moved line per the site plan. The sewer line is being redirected to provide greater space to place a building per the site plan, and the manhole at the east property line of lot 1-A is to remain. The SAS line will be protected with a paper easement document granted to the ABCWUA who will vacate that temporary easement once the line has been satisfactorily re-aligned.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the easement is being replaced by an easement of the same width, and proposed line which functionally serves the same purpose while allowing greater freedom of use for the building envelope. No substantial property right will be abridged against the will of the owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the modified location of the easement allows for more efficient use of the subject property, which is currently undeveloped. The developed lot will offer greater tax revenue and expanded goods and services offered to the public.

- **Existing Private Sign Easement(s) [5]**

The existing easements, originally reserved for signs are being removed as the site develops and more suitable locations to match the developments are selected and prepared.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the private sign easements are not occupied and serve no discernable purpose. No substantial property right will be abridged against the will of the owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated sign easement allows for more efficient use of the property for drive access, parking and construction of commercial building(s). Vacation of the easement allows for more efficient use of the subject property, which is currently undeveloped, and development of the lots will offer greater tax revenue and expanded goods and services offered to the public.

- **Portion of 30' Private Pedestrian Access and Private Waterline Easement [6]**

The existing private pedestrian access and private waterline easement, originally reserved for the shared purpose of utility and pedestrian access is being regranted as only a private waterline easement 17 on the proposed plat. Pedestrian access along this easement is undesirable as it presents security and safety concerns, and there is no current access from the trail along Bear Arroyo with a chain-link fence along the west property boundary barring access. Additionally, the area is proposed to be the landscaped buffer for the parking lot area of future development and is a less desirable location for pedestrian entry compared to the ample entry points along the sidewalk and drive aisles along Jefferson NE.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the easement is being replaced by a private waterline easement and the pedestrian access aspect of the easement is disused. Finally, no substantial property right will be abridged against the will of the owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the modified location of the easement prevents a confusing private entry point to the subject property along the publicly frequented trail along Bear Arroyo. More importantly, it provides the opportunity to develop that easement area into a landscaped perimeter for the parking area, rather than a dirt lot, which is more aesthetically pleasing and less prone to blowing dust and other debris across the trail. Finally, it leaves the easement solely a waterline easement and

- **Existing Private access and utility easement [8]**

The existing easement serves to confine access and easements to a drive aisle design which no longer conforms to the planned site plan. So, seeing as easements 2, 3, 10, 14 and 18, as shown on sheet 3 of the plat, retain the necessary public utility easements to protect water and sewer lines for the subject properties and adjoining lots to the east.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the public and private utility easements better confine the existing and planned utility lines. The private access aspect of the easement was defined prior to the site plan for the property and access for the east adjoining lots no longer needs the private access easement, given the access from the Pan American road using dedicated easements for that purpose. Finally, no substantial property right will be abridged against the will of the owners or the public by the vacation of this easement.



Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement allows for a more modern and targeted site design for anticipated development. Thus, vacation of the easement allows for more efficient use of the subject property, which is currently undeveloped. Development of the lots will offer greater tax revenue and expanded goods and services offered to the public.

- **20' Private Drainage, Water, Sewer and P.U.E. Easement [12]**

The existing easement, originally reserved for the utilities along the northern lot line is no longer necessary since easements 1 and 19 both protect the electrical and telecommunication lines and improvements in that area.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as it is unnecessarily wide and redundant given the similar easements in that area of the property. No substantial property right will be abridged against the will of the owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated utility and drainage easement sign easement allows for more efficient use of the property for drive access, parking and construction of commercial building(s). Vacation of the easement allows for more efficient use of the subject property, which is currently undeveloped. Development of the lots will offer greater tax revenue and expanded goods and services offered to the public.

- **Existing Private Cross Lot Drainage and Parking Easement [15]**

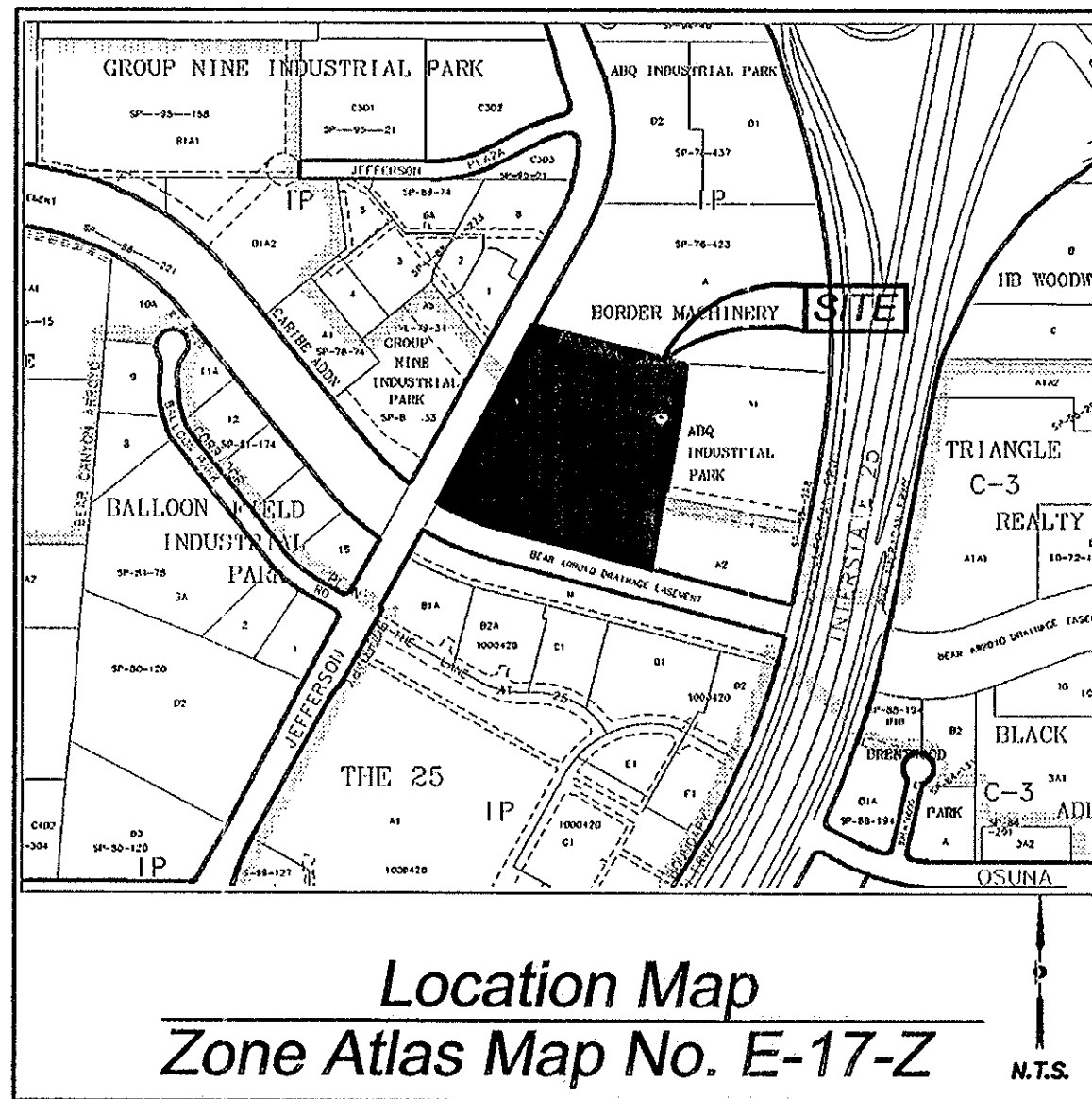
The private cross lot drainage and parking easement was granted with benefit and maintenance responsibilities amongst the two subject lots and the two adjoining lots. The anticipated change in ownership for these lots prior to development means it makes sense to reassign benefits and responsibilities with this plat in anticipation of development and to not place undue burdens upon the subject lots relative to the adjoining lots.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the site plan and grading and drainage plan for anticipated development do not include the adjoining lots. Finally, no substantial property right will be abridged against the will of the owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement and replacement with the more focused grading and drainage plan allows for more thoughtful use of surface waters than the natural drainage of the undeveloped sites. Vacation of the easement allows for more efficient use of the subject property, which is currently undeveloped. Development of the lots will offer greater tax revenue and expanded goods and services offered to the public.

Thank you for your time and consideration.  
Ryan J. Mulhall

2007C-50 (1)



### Subdivision Data:

GROSS SUBDIVISION ACREAGE: 9.6711 ACRES±  
 ZONE ATLAS INDEX NO: E-17-Z  
 NO. OF TRACTS CREATED: 0  
 NO. OF LOTS CREATED: 4  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: APRIL 2006

### Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO LOTS INTO FOUR NEW LOTS, AND TO GRANT EASEMENTS.

### Notes:

1. MISC. DATA: ZONING SU-1
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 26, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLECOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2006-360888

### Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

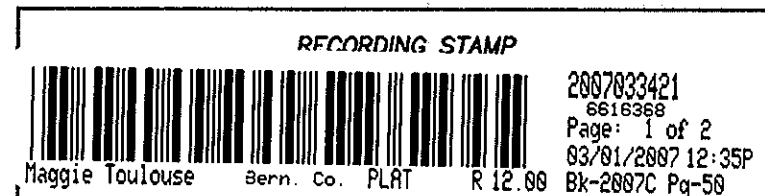
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



### Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLECOS GRANT, PROJECTED SECTION 26, TOWNSHIP 11 NORTH RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO. COMPRISING OF LOTS ONE (1) AND TWO (2) OF FRATERNAL ORDER OF POLICE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 11, 1977, IN PLAT BOOL C11, PAGE 173, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NE MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NAVD 1927) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF BEAR ARROYO, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 1010", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "NM367-1" BEARS S 80°50'43" W, DISTANCE OF 1,944.21 FEET;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 75°27'30" W, A DISTANCE OF 502.79 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 861.13 FEET, WITH AN ARC LENGTH OF 234.40 FEET, A DELTA ANGLE OF 15°35'46" HAVING A CHORD BEARING OF N 67°39'37" W, AND A CHORD LENGTH OF 233.68 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF JEFFERSON STREET, N.E. MARKED BY A SET NO. 4 WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 29°01'21" E, A DISTANCE OF 658.82 FEET TO THE NORTHWEST CORNER OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 75°34'35" E A DISTANCE OF 511.48 FEET TO A POINT OF CURVATURE BEING THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 1010";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1766.83 FEET, WITH AN ARC LENGTH OF 226.46 FEET, WITH A DELTA ANGLE OF 7°20'37", HAVING A CHORD BEARING OF S 07°13'57" W, AND A CHORD LENGTH OF 226.30 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 8686";

THENCE S 10°45'44" W A DISTANCE OF 186.52 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 8686";

THENCE S 10°48'05" W A DISTANCE OF 260.63 FEET TO THE POINT OF BEGINNING CONTAINING 9.6711 ACRES (421,272 SQUARE FEET), MORE OR LESS.

### Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Toby Gallagos  
 TOBY GALLECOS  
 PRESIDENT  
 ALBUQUERQUE LODGE NO. 1 OF THE FRATERNAL ORDER OF POLICE

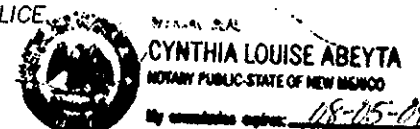
8/22/2006  
 DATE

### Acknowledgment

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>ND</sup> DAY OF August, 2006 BY  
 LODGE 1 PRESIDENT, TOBY GALLECOS, ALBUQUERQUE LODGE NO. 1 OF THE FRATERNAL ORDER OF POLICE

BY Cynthia Louise Areyta MY COMMISSION EXPIRES: 08-05-2008  
 NOTARY PUBLIC



## Plat of Lots 1-A, 1-B, 2-A, and 2-B Fraternal Order of Police Addition Albuquerque, Bernalillo County, New Mexico

August 2006

Project No. 1004801

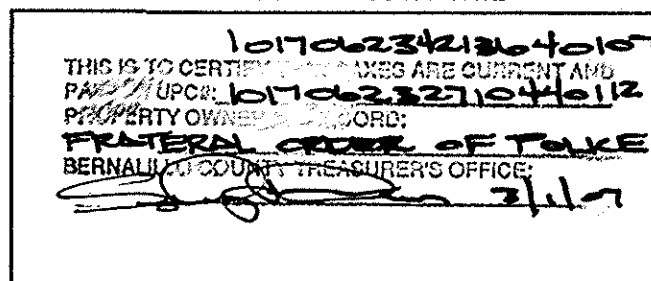
Application No. 06DRB-01777

### Utility Approvals

<u>Leand N. Marks</u>	11-7-06
PNM ELECTRIC SERVICES	DATE
<u>Leand N. Marks</u>	11-7-06
PNM GAS SERVICES	DATE
<u>Leand N. Marks</u>	9/24/06
QWEST TELECOMMUNICATIONS	DATE
<u>Leand N. Marks</u>	11-8-06
COMCAST	DATE
<u>Leand N. Marks</u>	
NEW MEXICO UTILITIES	DATE

### City Approvals

<u>Leand N. Marks</u>	8-30-06
CITY SURVEYOR	DATE
<u>Leand N. Marks</u>	
REAL PROPERTY DIVISION	DATE
<u>Leand N. Marks</u>	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>Leand N. Marks</u>	2-28-07
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<u>William G. Mark</u>	2/28/07
WATER UTILITY DEPARTMENT	DATE
<u>Christina Sandora</u>	2/28/07
PARKS AND RECREATION DEPARTMENT	DATE
<u>Lynn M. May</u>	1-31-07
AMAFCA	DATE
<u>Bradley A. Bingham</u>	2/28/07
CITY ENGINEER	DATE
<u>Dr. Johnson</u>	8/01/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	
TREASURER'S CERTIFICATE	



### Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano  
 LARRY W. MEDRANO  
 DATE

N.M.P.S. No. 11993

**PRECISION  
 SURVEYS, INC.**



8500-A Jefferson Street, NE  
 Albuquerque, NM 87113

866.422.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

Sheet 1 of 2

068349P

2007C-50 (1)

2007C-50 (1)

2007C-50 (2)

Plat of

Lots 1-A, 1-B, 2-A, and 2-B

# Fraternal Order of Police Addition

Albuquerque, Bernalillo County, New Mexico

December 2006



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6816368  
Page: 2 of 2  
83/81/2007 12:35P  
Bk-2887C Pg-58

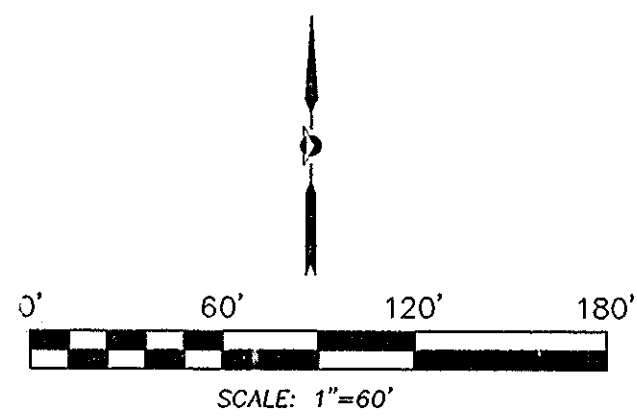
Maggie Toulouse Bern. Co. PLRT R 12.00 Bk-2887C Pg-58

## Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

## Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 60°58'39" E	25.35'	L33	S 75°33'55" E	78.46'
L2	N 14°26'15" E	15.13'	L34	S 60°50'15" E	56.26'
L3	S 75°33'45" E	20.00'	L35	N 14°26'05" E	51.00'
L4	S 75°33'45" E	16.31'	L36	N 75°33'55" W	82.00'
L5	S 75°33'45" E	3.69'	L37	N 89°39'05" W	43.59'
L6	S 14°26'15" W	15.13'	L38	S 40°03'34" E	41.86'
L7	S 75°33'45" E	29.59'	L39	S 75°33'55" E	42.77'
L8	S 14°26'05" W	37.13'	L40	N 14°26'05" E	14.78'
L9	S 75°33'55" E	4.38'	L41	S 66°43'52" W	30.13'
L10	S 14°26'05" W	10.00'	L42	S 23°20'29" E	33.55'
L11	N 75°33'55" W	4.38'	L43	N 75°33'55" W	54.06'
L12	S 14°26'05" W	34.61'	L44	N 30°33'45" W	21.27'
L13	S 14°26'05" W	20.00'	L45	N 75°33'45" W	55.52'
L14	S 75°33'55" E	20.00'	L46	S 75°33'55" E	31.82'
L15	S 14°26'05" W	103.00'	L47	S 69°57'12" W	31.48'
L16	S 14°26'05" W	20.00'	L48	S 11°10'04" E	13.31'
L17	N 29°01'21" E	20.00'	L49	N 75°33'55" W	3.69'
L18	N 75°33'55" W	11.11'	L50	N 14°26'05" E	6.50'
L19	N 14°26'05" E	20.00'	L51	S 75°33'55" E	31.82'
L20	S 75°33'55" E	11.11'	L52	N 64°29'37" E	21.78'
L21	N 75°33'55" W	11.27'	L53	N 60°58'39" W	42.88'
L22	N 14°26'05" E	10.00'	L54	S 29°01'21" W	26.72'
L23	S 75°33'55" E	11.27'	L55	S 75°33'55" E	7.44'
L24	N 75°33'55" W	23.09'	L57	N 60°49'49" W	12.00'
L25	N 14°26'05" E	10.00'	L58	S 29°10'11" W	12.00'
L26	S 75°33'55" E	23.09'	L59	N 60°49'49" W	12.00'
L27	N 14°26'05" E	30.16'	L60	S 29°10'11" W	12.00'
L28	N 60°58'39" W	27.91'	L61	N 60°49'49" W	12.00'
L29	N 29°01'21" E	20.00'	L62	N 29°10'11" E	12.00'
L30	S 14°26'05" W	20.00'	L63	N 60°49'49" W	12.00'
L31	S 35°50'34" E	35.73'	L64	N 29°10'11" E	12.00'
L32	S 30°33'45" E	18.44'			



## Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	49.00'	76.97'	90°00'00"	49.00'	69.30'	N 30°33'55" W
C2	42.16'	39.79'	54°04'17"	21.52'	38.33'	S 73°43'49" W
C3	24.08'	26.25'	62°27'29"	14.60'	24.97'	S 09°37'36" W
C4	89.50'	65.82'	42°08'22"	34.48'	64.35'	N 06°38'06" W
C5	42.50'	66.76'	90°00'00"	42.50'	60.10'	S 30°33'55" E
C6	24.00'	37.72'	90°03'11"	24.02'	33.96'	S 59°27'41" W
C7	10.00'	3.96'	22°40'31"	2.01'	3.93'	N 58°36'57" E
C8	16.00'	11.44'	40°58'25"	5.98'	11.20'	S 49°27'59" W
C9	16.00'	11.21'	40°08'50"	5.85'	10.98'	S 08°54'21" W
C10	10.00'	9.29'	53°15'19"	5.01'	8.96'	N 15°27'35" E
C11	23.50'	25.57'	62°20'51"	14.22'	24.33'	N 73°15'40" E
C12	9.00'	3.71'	23°36'11"	1.88'	3.68'	N 52°41'32" E
C13	10.00'	6.20'	35°32'00"	3.20'	6.10'	S 46°43'37" W
C14	16.00'	11.03'	39°29'03"	5.74'	10.81'	S 09°13'06" W
C15	10.00'	2.58'	14°46'44"	1.30'	2.57'	N 03°08'03" W

2007C-50 (2)

LOT A  
BORDER MACHINERY  
(10/06/1982, C20-59)

PORTION OF 10' UTILITY EASEMENT  
RELEASED BY M&T BY CUTOFF  
DEED (03/19/1979, D87-A, PG. 63)

EXISTING 10' UTILITY EASEMENT  
(02/11/1977, C11-173)

EXISTING 20' CITY OF ALBUQUERQUE  
DRAINAGE WATER EASEMENT SEWER  
AND PUBLIC UTILITIES EASEMENT  
(07/13/1981, BK. MS. 864-PG. 281)

FOUND REBAR WITH YELLOW  
PLASTIC CAP "PS 1010"

R=1766.83'  
L=226.46' (226.49')  
Δ=07°20'37"  
T=113.38'  
CH=S 07°13'57" W  
226.30'

A CROSS LOT DRAINAGE AND PARKING EASEMENT FOR  
THE BENEFIT OF LOTS 1-A, 1-B, 2-A AND 2-B,  
TO BE MAINTAINED BY SAME, GRANTED BY THIS PLAT.

FOUND REBAR WITH YELLOW  
PLASTIC CAP "PS 8686"

LOT A1  
ALBUQUERQUE INDUSTRIAL PARK  
(10/14/1988, C37-130)

EXISTING 7' PNM AND M&T UNDERGROUND  
EASEMENT (09/13/1983, BK. MISC. 47-A, PG. 82)

FOUND REBAR WITH YELLOW  
PLASTIC CAP "PS 8686"

EXISTING MUTUAL PRIVATE ACCESS PARKING  
AND DRAINAGE EASEMENT  
(10/14/1988, C37-130)

LOT A2  
ALBUQUERQUE INDUSTRIAL PARK  
(10/14/1988, C37-130)

EXISTING 10' UNDERGROUND EASEMENT  
(9/21/1981, BK. MISC. 879, PG. 918-921)

EXISTING 15' PRIVATE DRAINAGE AND  
SANITARY SEWER EASEMENT  
(10/14/1988, C37-130)

LOT 2-B  
AREA=1.8959 ACRES±  
82,583 SQ. FT.±

EXISTING 7' M&T UNDERGROUND  
RIGHT OF WAY EASEMENT  
(03/19/1979, BK. MS. 676-PG. 792)

EXISTING 20' CITY OF ALBUQUERQUE  
DRAINAGE WATER EASEMENT SEWER  
AND PUBLIC UTILITIES EASEMENT  
(12/08/1977, BK. MS. 575-PG. 203)

EXISTING 20' CITY OF ALBUQUERQUE  
DRAINAGE WATER EASEMENT SEWER  
AND PUBLIC UTILITIES EASEMENT  
(01/02/1980, BK. MS. 742-PG. 193)

FOUND REBAR WITH YELLOW  
PLASTIC CAP "PS 1010"  
(REJECTED)

A.C.S. MONUMENT "NDC-13-102"  
STANDARD A.C.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1927)  
X=381,820.80  
Y=1,508,622.57  
EL=5097.75  
GROUND TO GRID FACTOR=0.99966914  
DELTA ALPHA ANGLE=-0°12'15"

A.C.S. MONUMENT "NM387-1"  
STANDARD A.C.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1927)  
X=389,603.43  
Y=1,508,188.29  
EL=5210.562  
GROUND TO GRID FACTOR=0.99966232  
DELTA ALPHA ANGLE=-0°11'36"

**PRECISION  
SURVEYS, INC.**

8500-A Jefferson Street, NE  
Albuquerque, NM 87113

866.422.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

Sheet 2 of 2

068349P



81 12577

RETURN TO: *Taney* SF#975808  
ALBUQUERQUE TITLE COMPANY, INC.  
3005 CALIFORNIA AVE  
ALBUQUERQUE, NEW MEXICO 87111

782

GRANT OF EASEMENT  
FOR  
DRAINAGE, WATER, SEWER AND PUBLIC UTILITIES

THIS INDENTURE made and executed this 18<sup>th</sup> day of October, 1977, by and between ALBUQUERQUE LODGE NO. 1 of FRATERNAL ORDER OF POLICE in the County of Bernalillo and State of New Mexico hereinafter called Grantor and THE I-25 INVESTMENT GROUP, a partnership, hereinafter called Grantee.

WITNESSETH, that for good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day granted, bargained and sold and by these presents does grant, bargain, sell, convey and deliver unto the City of Albuquerque, its assigns and successors in interest, a permanent easement as right-of-way including the permanent right to enter upon the real estate hereinafter described at any reasonable time that does not unduly interfere with Grantor's use of the surface of the easement in order to construct, maintain and repair water lines, sanitary sewer lines and public utilities across, through, and under the lands hereinafter described and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction and maintenance of said utilities, provided that the surface of the easement shall be restored to its then condition upon completion of such construction and/or maintenance.

The land affected by the grant of this easement and right-of-way is located in the County of Bernalillo and State of New Mexico and the easement shown in Exhibit "A"

attached hereto is more particularly described as follows:

A certain tract of land situate within protracted Section 26, T11N, R3E, N.M.P.M., within the Elena Gallegos Grant, Bernalillo County, New Mexico; being and comprising a northerly portion of a tract of land known as the "F.O.P. Tract" within Section 26. Being more particularly described by metes and bounds survey as follows:

Beginning at the northwest corner of the tract herein described, said northwest corner being a point on the easterly line of Kircher Blvd., N.E., and also being common to the southwest corner of Tract "A," land of Border Machinery, situate within protracted Section 26, T11N, R3E, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat of said land filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 24, 1977; whence, from said point, the southwest corner of said protracted Section 26 bears N75°52'21"W, 54.77 feet distance to a point on the centerline of Kircher Blvd., N.E.; thence, S62°50'30"W, 3539.36 feet distance; thence, leaving said beginning point, S28°45'33"W, 20.67 feet distance along the easterly line of said Kircher Blvd., N.E. to the southwest corner of the easement herein described; thence, S75°50'21"E, 520.55 feet distance to the southeast corner of the easement herein described (a point on a curve); thence, northeasterly 20.26 feet distance along the arc of a curve bearing to the left (said curve having a radius of 1766.83 feet and a chord which bears N03°35'02"E, 20.25 feet distance) to the northeast corner of the tract herein described, a point on the south line of Tract "A"; thence, N75°50'21"W, 511.60 feet distance along said southerly line of Tract "A," to the northwest corner, the point and place of beginning of the easement herein described, and containing 10,273.4 square feet, more or less.

TO HAVE AND TO HOLD the right and easement for the uses and purposes aforesaid, unto Grantee, its assigns and successors in interest.

This easement is granted subject to the following terms and conditions:

1. The water lines, sanitary sewer line and public utilities described above shall be constructed and

maintained in good repair by Grantee at its sole cost and expense. The sewer shall be constructed and maintained in good and workmanlike manner.

2. Any liability of the parties for personal injury to any workmen employed to construct the easement or to make repairs to the easement under this agreement, or to Owner's members or guest, or to third persons, as well as any liability of the parties for damage to the property of any such workmen, or of Owner, Owner's members or guests, or of any third person, as a result of or arising out of construction, repairs and maintenance under this agreement or failure to make repairs or do proper maintenance shall be borne by Grantee and Grantee agrees to indemnify, defend, and hold Owner harmless from any claim whether or not meritorious out of any such injury or damage.

3. Grantor reserves the right to use the strip for purposes which will not interfere with Grantee's full enjoyment of the rights hereby granted; provided that Grantor shall not erect or construct any building or other structure, or drill or operate any well on the strip.

4. The parties agree further, as a part of the consideration of this conveyance that Grantee shall so maintain and operate the sewer easement herein granted in such a manner that the operation thereof will in no way hinder or prevent the proper and reasonable use and enjoyment, including cultivation, of the property through which the easement is hereby granted and of the surface of the easement.

5. It is expressly understood and agreed that Grantee shall have the right of ingress to and egress from

the strip for the purposes of repair and maintenance of the easement, at reasonable times and in a reasonable manner so that Owner's use of its land is not unreasonably disturbed.

IN WITNESS WHEREOF, the parties hereto have executed this agreement at \_\_\_\_\_ on the

18<sup>th</sup> day of October, 1977.

ALBUQUERQUE LODGE NO. 1 of  
FRATERNAL ORDER OF POLICE

By: David E. Garcia  
President

THE I-25 INVESTMENT GROUP

By: James E. Harwood  
Grantee

ATTEST:

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

The foregoing instrument was acknowledged before me this 18 day of October, 1977, by David E. Garcia, President of Albuquerque Lodge No. 1 of Fraternal Order of Police.

Richard N. [Signature]  
Notary public

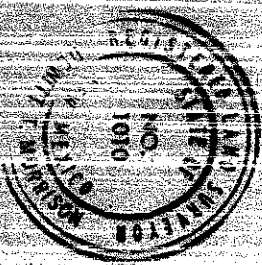
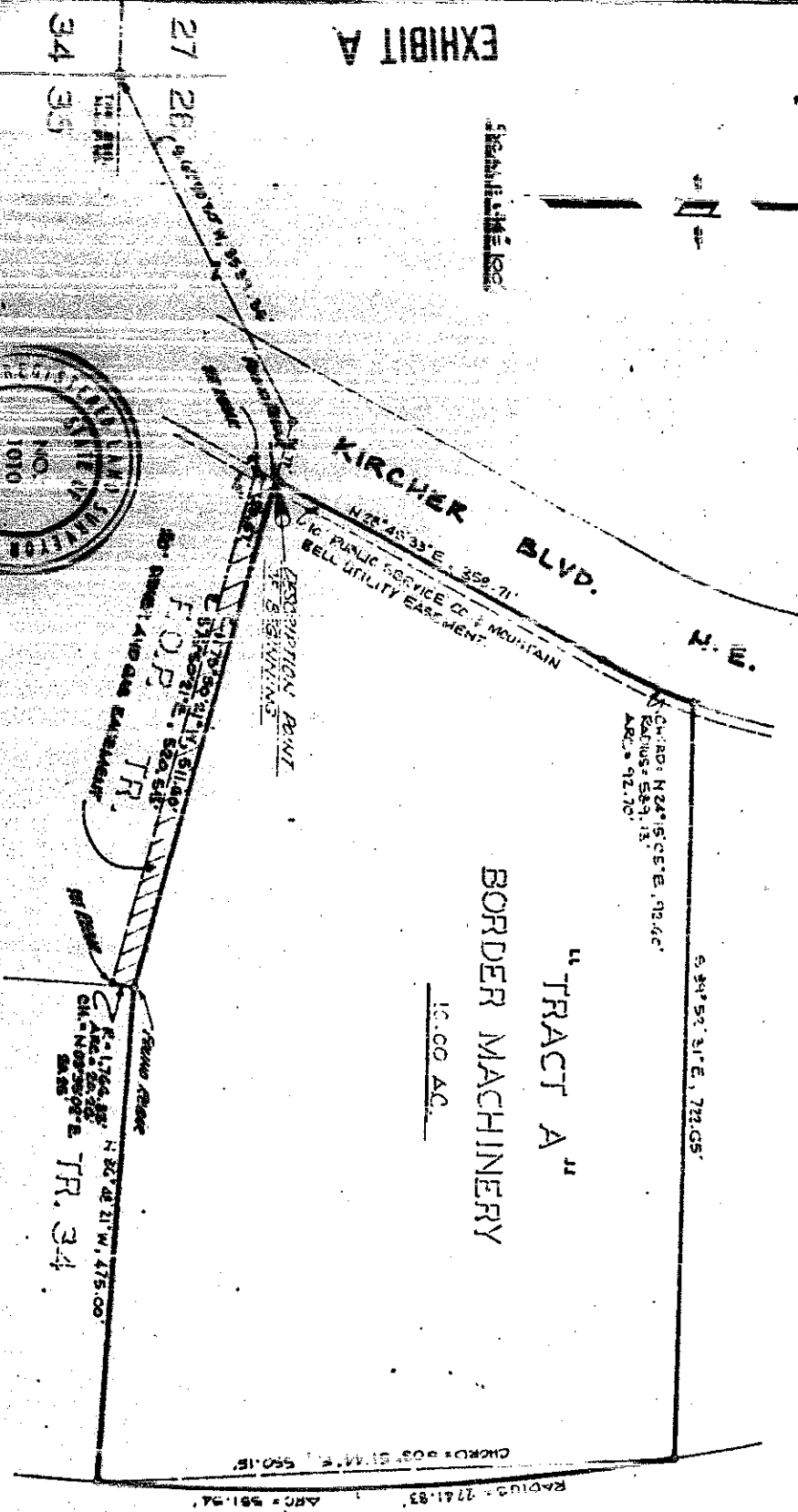
My Commission Expires:

Aug. 20 - 1977

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

MAR 17 11 44 AM '81  
BK 837 PG 782-286  
TERRY C. CULP  
CO. CLERK & RECORDER  
DEPUTY

WEST FRONTAGE ROAD, INTERSTATE 25  
(PAN AMERICAN FREEWAY)





*Exhibit for*  
*Lot 1-A-1*  
*Fraternal Order of Police Addition*  
*City of Albuquerque, Bernalillo County, New Mexico*  
*November 2021*

*Legal Description*

A CERTAIN PARCEL, BEING A PORTION OF LOT 1-A-1 OF FRATERNAL ORDER OF POLICE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOTS 1-A-1, 1-B-1, FRATERNAL ORDER OF POLICE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, \_\_\_\_\_, 20\_\_\_\_ IN PLAT BOOK 20\_\_\_\_C, PAGE \_\_\_\_\_. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT WITHIN SAID LOT 1-A-1, FROM WHENCE ACS MONUMENT "SC\_27\_26\_34\_35\_1965" BEARS THE FOLLOWING THREE COURSES:

S 75°33'55" E, A DISTANCE OF 25.80 FEET TO A POINT BEING LYING ON THE EAST BOUNDARY OF SAID LOT 1-A-1;

S 14°26'29" W, A DISTANCE OF 41.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1-A-1, MARKED BY A REBAR WITH CAP "LS 8686";

S 69°07'11" W, A DISTANCE OF 3,576.54 FEET;

THENCE, FROM SAID POINT OF BEGINNING, AND TRAVERSING SAID LOT 1-A-1, THE FOLLOWING FOUR COURSES:

N 75°33'55" W A DISTANCE OF 191.35 FEET TO AN ANGLE POINT;

N 30°02'10" W, A DISTANCE OF 28.03 FEET TO AN ANGLE POINT;

S 75°33'55" E, A DISTANCE OF 226.38 FEET TO AN ANGLE POINT;

S 52°01'12" W, A DISTANCE OF 25.24 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0959 ACRES (4,177 SQ. FT.) MORE OR LESS.

*Notes*

1. FIELD SURVEY PERFORMED IN JANUARY 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

*Surveyor's Certificate*

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.      11/4/2021  
Will Plotner Jr.      Date  
N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174

Phone (505) 896 - 3050 Fax (505) 891 - 0244

wplotnerjr@gmail.com

Sheet 1 of 3

211155

*Exhibit for*  
*Lot 1-A-1*  
*Fraternal Order of Police Addition*  
*City of Albuquerque, Bernalillo County, New Mexico*  
*November 2021*

*Legend*

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (03/01/2007, 2007C-50)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	S 75°33'55" E	25.80'
L2	S 52°01'12" W	25.24'
L3	N 30°02'10" W	28.03'

ACS Monument "SC_27_26_34_35_1965"
NAD 1983 CENTRAL ZONE
X=1534561.674 *
Y=1508397.94 *
Z=5113.117 * (NAVD 1988)
G-G=0.999672139
Mapping Angle= -0°12'13.83"

\*U.S. SURVEY FEET

 *CSI-CARTESIAN SURVEYS INC.*

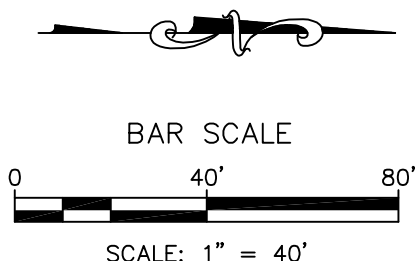
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com

# Exhibit for

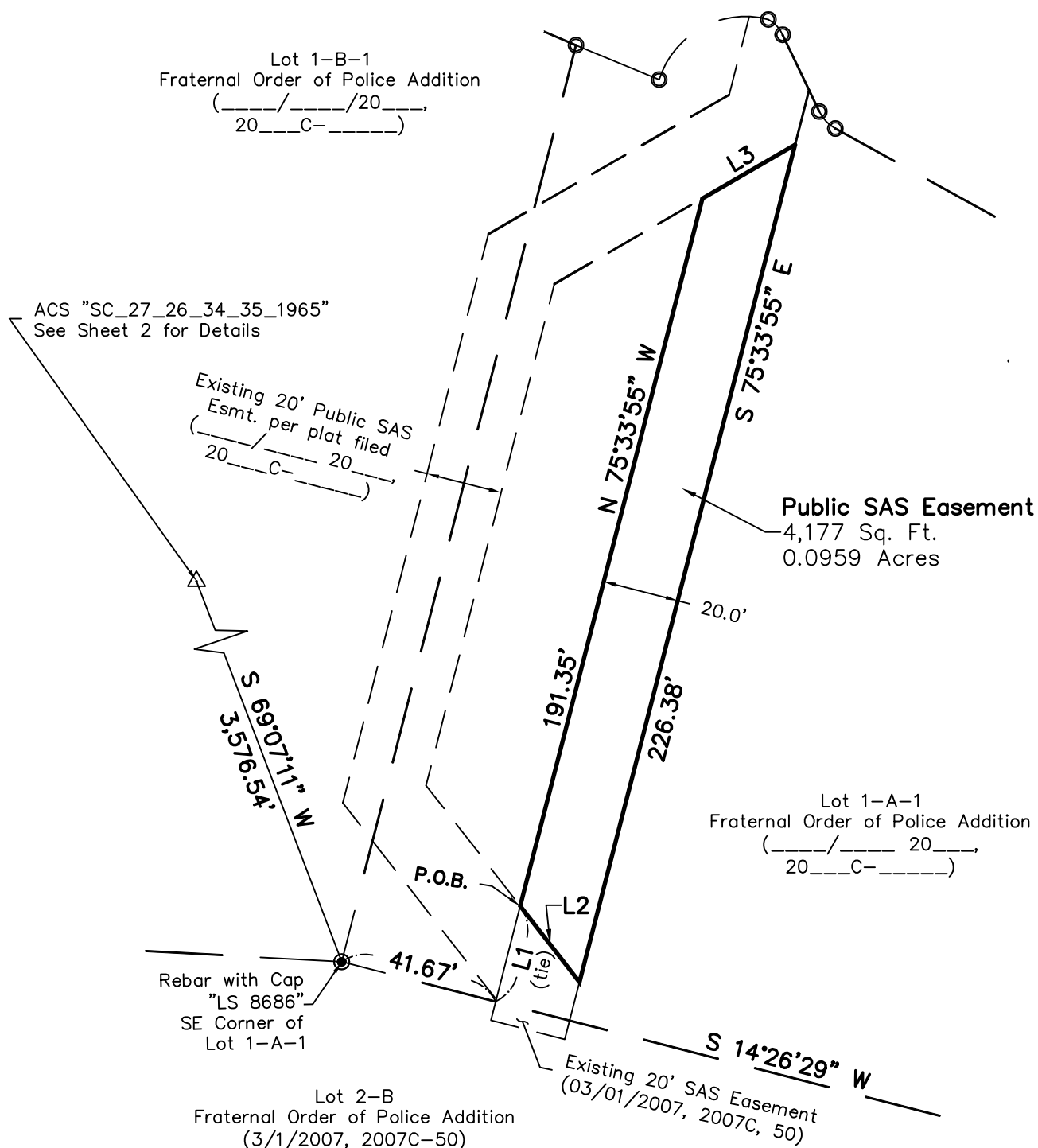
## Lot 1-A-1

### Fraternal Order of Police Addition

City of Albuquerque, Bernalillo County, New Mexico  
November 2021



Jefferson Street NE



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com

Sheet 3 of 3  
211155

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** XRANM

**AGIS MAP #** E-17

**LEGAL DESCRIPTIONS:** LOTS 1-A & 1-B FRATERNAL ORDER OF POLICE  
ADDITION

☒ **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 9/22/2021 (date).

Scott McGee PE  
Applicant/Agent

9-22-21  
Date

Ernest Armijo  
Hydrology Division Representative

9/23/2021  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

☐ **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on 9/23/2021 (date).

Scott McGee PE  
Applicant/Agent

9-22-21  
Date

Edwin Bergeron  
ABCWUA Representative

9/23/2021  
Date

**PROJECT #** \_\_\_\_\_



5800 Jefferson Street NE

NOT FOR  
CONSTRUCTION





October 7, 2021

**Chair**

Steven Michael Quezada  
County of Bernalillo  
Commissioner, District 2

**Vice Chair**

Klarissa J. Peña  
City of Albuquerque  
Councilor, District 3

Walt Benson  
County of Bernalillo  
Commissioner, District 4

Pat Davis  
City of Albuquerque  
Councilor, District 6

Trudy E. Jones  
City of Albuquerque  
Councilor, District 8

Timothy M. Keller  
City of Albuquerque  
Mayor

Charlene Pyskoty  
County of Bernalillo  
Commissioner, District 5

*Ex-Officio Member*  
Pablo R. Rael  
Village of Los Ranchos  
Board Trustee

*Executive Director*  
Mark S. Sanchez

*Website*  
[www.abcwua.org](http://www.abcwua.org)

Scott McGee  
SMM PE, LLC  
790 Tramway Ln NE  
Unit 10C  
Albuquerque, New Mexico 87122

**RE: Water and Sanitary Sewer Availability Statement #210918**

**Project Name: XRAMM**

**Project Address: 5800 and 5910 Jefferson Street NE**

**Legal Description: Lots 1-A and 1-B Fraternal Order of Police Addition**

**UPC: 101706232011740105 and 101706233114840107**

**Zone Atlas Map: E-17**

Dear Mr. McGee:

**Project Description:** The subject site is located along Jefferson Street north of Bear Arroyo within the City of Albuquerque. The proposed development consists of approximately 4.6 acres and the property is currently zoned NR-BP for non-residential, business park. The property lies within the Pressure Zone 2E in the Montgomery Trunk.

The request for availability indicates plans to develop site with two commercial office buildings, one within each of the proposed lots.

**Existing Conditions:** Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution line (project #26-6324.81-09) along the northern, eastern, and southern boundaries of the site, within existing easement.
- Eight-inch cast iron distribution line (project #09-176-71) along Jefferson Street.
- 14-inch cast iron distribution line (project #09-176-71) along the northern side of Bear Arroyo, adjacent to the site's southern boundary.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-6324.82-09) along easement at the southern boundary of 5910 Jefferson Street.
- Eight-inch vitrified clay sanitary sewer collector (project #07-176-71) along Jefferson Street.

**Water Service:** New metered water service to the property can be provided via routine connection to the existing eight-inch distribution main along the northern, eastern, and southern boundary lines of the site. The engineer is responsible for determining pressure losses and sizing of the service line(s) downstream of the public water line to serve the proposed development. The depicted building on the northern lot is shown within the existing waterline easement. Such encroachments are not allowed, and the building location will need to be adjusted so it is outside of the easement.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally

platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and collar removed.

**Non-Potable Water Service:** Currently, there is no non-potable infrastructure available to serve the subject property.

**Sanitary Sewer Service:** New sanitary sewer service to the property can be provided contingent upon a developer funded project to relocate the existing sanitary sewer line internal to the site. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

**Fire Protection:** From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 2,000 gallons-per-minute. Two fire hydrants are required. There are three existing hydrants available and one new hydrant proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the required fire flow at the proposed hydrant and hydrant 353.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. The submitted fire one plan depicts several onsite hydrants as extensions of existing public hydrant connections. Such onsite private hydrants will need a separate connection to the public main. This will be confirmed during design review through the City permitting process.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

**Cross Connection Prevention:** Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principle backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker or a reduced pressure principle backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source or an auxiliary water supply and the public water system shall install a containment reduced pressure principle backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches or possible connection fittings or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at (505) 289-3454 for more information.

**Easements:** Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

**Pro Rata:** Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

**Design and Construction:** Design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the City of Albuquerque via the Work Order process. Designs must be performed by a licensed, New Mexico registered, professional engineer. Construction must be performed by a licensed and bonded public utility contractor.

**Utility Expansion Charge (UEC):** In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding account fees.

**Water Use:** All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority,



particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

**Closure:** This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at [kcadena@abcwua.org](mailto:kcadena@abcwua.org) if you have questions regarding the information presented herein or need additional information.

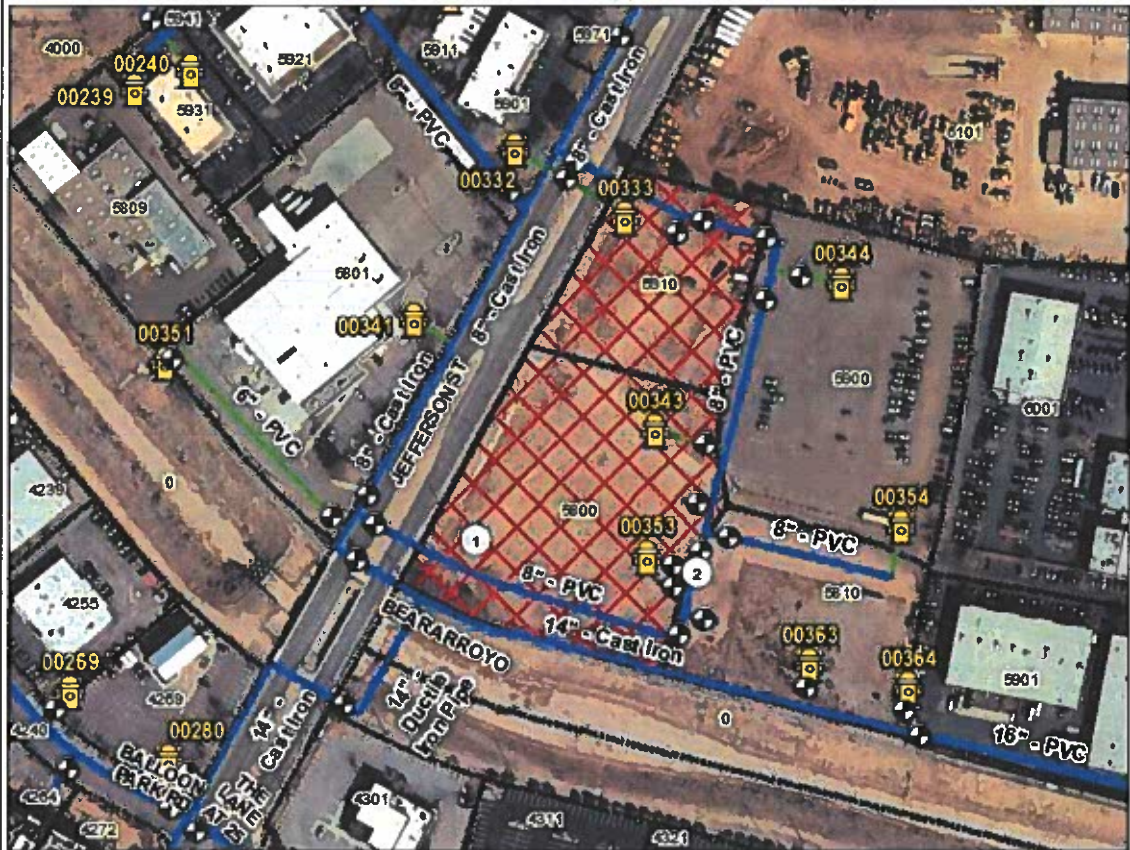
Sincerely,



Mark S. Sanchez  
Executive Director

Enclosures: Infrastructure Maps  
f/ Availability Statement #210918

## 210918 - Water



### Legend

-  Project Location
-  Valve
-  Hydrant

### Pipe

#### SUBTYPE

-  Distribution Line
-  Hydrant Leg

0 410 820 Feet

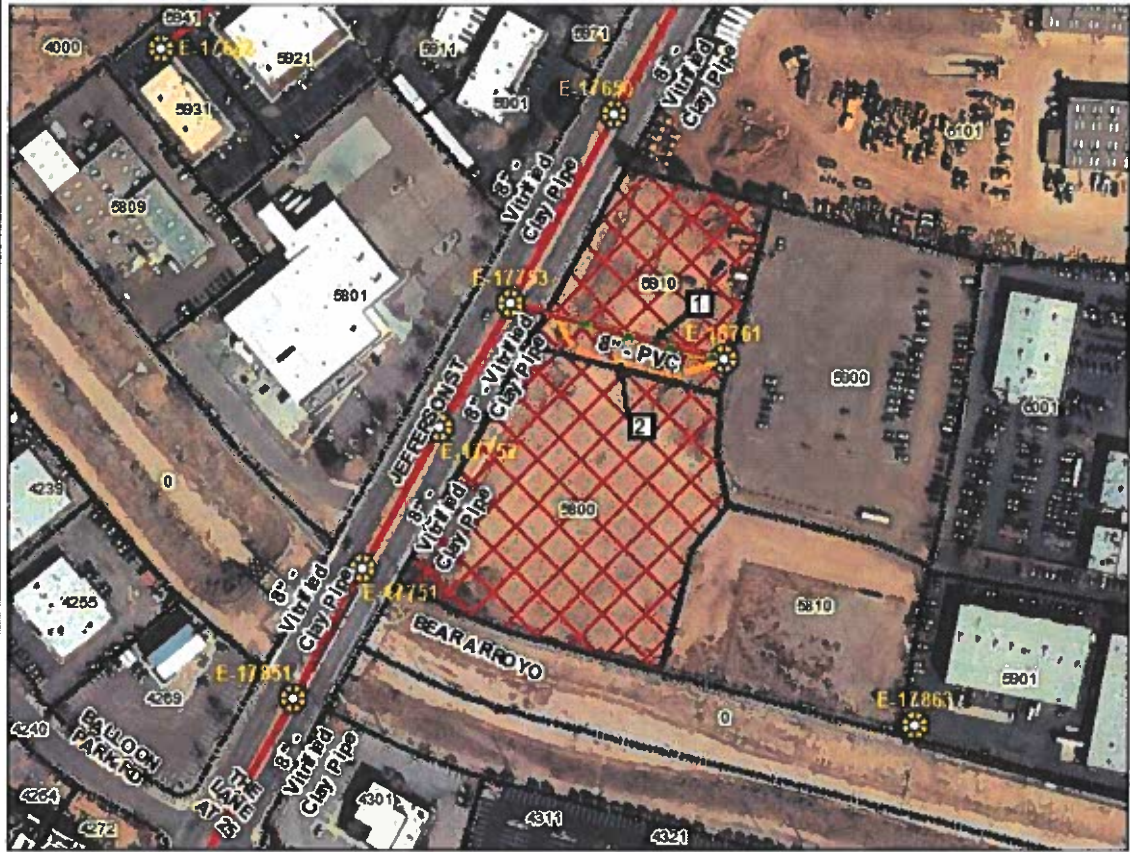
○ — Fire Flow Analysis Points

1. --- Analysis Point - Proposed Fire Hydrant

2. --- Analysis Point



## 210918 - Sanitary Sewer



### Legend

- Project Location
- Sewer Manhole

### Sewer Pipe SUBTYPE

COLLECTOR

0 410 820 Feet

### General Map Keyed Notes

- 1 --- Existing Sewerline To Be Relocated
- 2 --- Proposed Sewerline Relocation





# INFRASTRUCTURE LIST

FIGURE 12

Current DRC  
Project Number: \_\_\_\_\_

## INFRASTRUCTURE LIST

### EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: \_\_\_\_\_ 11/11/2021  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: SI-2021-01661  
DRB Application No.: \_\_\_\_\_

### XRAM BUILDING

#### PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

#### LOTS 1-A AND 1-B FRATERNAL ORDER OF POLICE ADDITION

#### EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		REALIGN	8" SANITARY SEWER W/ MANHOLES	EAST OF JEFFERSON			/	/	/
		REALIGN	8" PUBLIC WATERLINE	EAST OF JEFFERSON			/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #
-------------------	----------------------

Size	Type of Improvement	Location	From	To
------	---------------------	----------	------	----

Private Inspector	City Inspector	City Cnst Engineer
----------------------	-------------------	-----------------------

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA  
Street Lights per City Requirements

1	
2	
3	

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

Scott McGee  
NAME (print)

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

SMM PE, LLC  
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

ABCWUA - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

CITY ENGINEER - date

- date

EXTENSION:

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

PAGE \_\_\_\_ OF \_\_\_\_



## 5800 Jefferson Street NE Public Notice Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>  
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Wed, Aug 11, 2021 at 3:08 PM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	<a href="mailto:peggynorton@yahoo.com">peggynorton@yahoo.com</a>	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Daniel	Regan	<a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a>	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	<a href="mailto:mgriffee@noreste.org">mgriffee@noreste.org</a>	PO Box 90986	Albuquerque	NM	87199	5052800082	

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

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**From:** webmaster=[cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Wednesday, August 11, 2021 10:30 AM

**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan Mulhall

Telephone Number

5058963050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots numbered one-a (1-A) and one-b (1-B) of Fraternal Order of the Police Addition as shown on the plat filed in the office of the county clerk of Bernalillo County, New Mexico in Plat Book 2007C, Page 50.

Physical address of subject site:

[5800 Jefferson Street NE](#)

Subject site cross streets:

Jefferson Street NE and Balloon Park Rd NE

Other subject site identifiers:

This site is located on the following zone atlas page:

E-17-Z



**IDOZoneAtlasPage\_E-17-Z\_Marked\_Sketch.pdf**

392K

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART I - PROCESS**

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Preliminary / Final Plat for Minor Subdivision

Decision-making Body: DRB

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☒ Yes ☐ No **Note: if yes, see second page**

**PART II – DETAILS OF REQUEST**

Address of property listed in application: 5800 Jefferson NE

Name of property owner: Osuna Development Co., LLC

Name of applicant: CSI - Cartesian Surveys, Inc.

Date, time, and place of public meeting or hearing, if applicable: October 27, 2021 at approximately 9AM over zoom meeting at <https://www.cabq.gov/planning/boards-commissions/development-review-board/>

Address, phone number, or website for additional information:

Please call (505) 896-3050 or email [caresianryan@gmail.com](mailto:caresianryan@gmail.com)

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

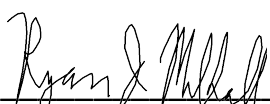
☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 10/16/2021 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.





Ryan Mulhall <cartesianryan@gmail.com>

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## **Dist. 4 Coal. of NAs - Notice of Preliminary Plat Submission for Lots 1-A and 1-B of Fraternal Order of the Police Addition for DRB Hearing**

---

Ryan Mulhall <cartesianryan@gmail.com>

Sat, Oct 16, 2021 at 2:55 PM

To: Dan Regan <dreganabq@gmail.com>, mgriffee@noreste.org

Greetings District 4 Coalition of Neighborhood Associations representatives,

We plan to submit a preliminary / final plat application for our proposed minor subdivision of Lots 1-A and 1-B of Fraternal Order of Police Addition on behalf of our clients for the October 27th Development Review Board hearing with the City of Albuquerque. This property is being subdivided by lot line adjustment and we are vacating a number of private easements and vacating another public sanitary sewer easement to replace it with another having a more amenable orientation for our clients' proposed development. The preliminary plat has an accompanying site plat which will also be submitted by our colleagues on this project for DRB review.

Attached is the proposed subdivision site sketch. I have also attached a zone atlas page to help orient yourself where the subdivision will occur, and the city-required notice forms to summarize the basic information of our submission.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions regarding the upcoming hearing or our subdivision please let us know.

Thank you,  
Ryan Mulhall  
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

---

### **4 attachments**



**211155\_SS\_10-16-21.pdf**  
634K



**PR-2021-005746\_CABQ-Official\_pub\_notice\_form.pdf**  
352K



**D4\_CoNA\_PR-2021-005746\_Emailed-Notice-PubHearing.pdf**  
203K



**IDOZoneAtlasPage\_E-17-Z\_Marked\_Sketch.pdf**  
392K

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 10/16/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 4 Coalition of Neighborhood Associations

Name of NA Representative\*: Daniel Regan / Mildred Griffiee

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: dlreganabq@gmail.com / mgriffiee@noreste.org

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 5800 Jefferson Street NE  
Location Description \_\_\_\_\_
2. Property Owner\* Osuna Development Co., LLC.
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor (Minor or Major)
  - ☒ Vacation Easements (Public and Private) (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Minor Subdivision Plat with associated Site Plan, creating two new lots from two existing  
lots, granting additional right-of-way, granting and vacating a number of easements

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time\*: October 27, 2021 at approximately 9AM MST

Location\*<sup>3</sup>: Zoom meeting (hearing link info available at the URL below)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

\_\_\_\_\_

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> E-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 4.6540 acres
2. IDO Zone District NR-BP (Non-Residential Business Park)
3. Overlay Zone(s) [if applicable] \_\_\_\_\_
4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant with fencing

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: North Valley Coalition [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>





Ryan Mulhall <cartesianryan@gmail.com>

---

## N Valley Coalition - Notice of Preliminary Plat Submission for Lots 1-A and 1-B of Fraternal Order of the Police Addition for DRB Hearing

---

Ryan Mulhall <cartesianryan@gmail.com>  
To: newmexmba@aol.com, peggynorton@yahoo.com

Sat, Oct 16, 2021 at 2:55 PM

Greetings North Valley Coalition representatives,

We plan to submit a preliminary / final plat application for our proposed minor subdivision of Lots 1-A and 1-B of Fraternal Order of Police Addition on behalf of our clients for the October 27th Development Review Board hearing with the City of Albuquerque. This property is being subdivided by lot line adjustment and we are vacating a number of private easements and vacating another public sanitary sewer easement to replace it with another having a more amenable orientation for our clients' proposed development. The preliminary plat has an accompanying site plat which will also be submitted by our colleagues on this project for DRB review.

Attached is the proposed subdivision site sketch. I have also attached a zone atlas page to help orient yourself where the subdivision will occur, and the city-required notice forms to summarize the basic information of our submission.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions regarding the upcoming hearing or our subdivision please let us know.

Thank you,  
Ryan Mulhall  
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

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### 4 attachments



**211155\_SS\_10-16-21.pdf**  
634K



**PR-2021-005746\_CABQ-Official\_pub\_notice\_form.pdf**  
352K



**NV\_Coalition\_PR-2021-005746\_Emailed-Notice-PubHearing.pdf**  
195K



**IDOZoneAtlasPage\_E-17-Z\_Marked\_Sketch.pdf**  
392K

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: 10/16/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: North Valley Coalition

Name of NA Representative\*: Doyle Kimbrough / Peggy Norton

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: newmexmba@aol.com / peggynorton@yahoo.com

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 5800 Jefferson Street NE  
Location Description \_\_\_\_\_
2. Property Owner\* Osuan Development Co., LLC.
3. Agent/Applicant\* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - ☐ Conditional Use Approval
  - ☐ Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - ☐ Site Plan
  - ☒ Subdivision Minor (Minor or Major)
  - ☒ Vacation Easements (Public and Private) (Easement/Private Way or Public Right-of-way)
  - ☐ Variance
  - ☐ Waiver
  - ☐ Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:

Minor Subdivision Plat with associated Site Plan, creating two new lots from two existing  
lots, granting additional right-of-way, granting and vacating a number of easements

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time\*: October 27, 2021 at approximately 9AM MST

Location\*<sup>3</sup>: Zoom meeting (hearing link info available at the URL below)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

Please call or email (505) 896-3050 / cartesianryan@gmail.com

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> E-17-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation\*:

---

---

---

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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---

---

---

---

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.\*
- ☐ b. Access and circulation for vehicles and pedestrians.\*
- ☐ c. Maximum height of any proposed structures, with building elevations.\*
- ☐ d. **For residential development\***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development\***:
  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

1. Area of Property [typically in acres] 4.6540 acres
2. IDO Zone District NR-BP (non-Residential Business Park)
3. Overlay Zone(s) [if applicable] \_\_\_\_\_
4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] Vacant with fences

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: District 4 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

## SENSITIVE LANDS ANALYSIS FORM

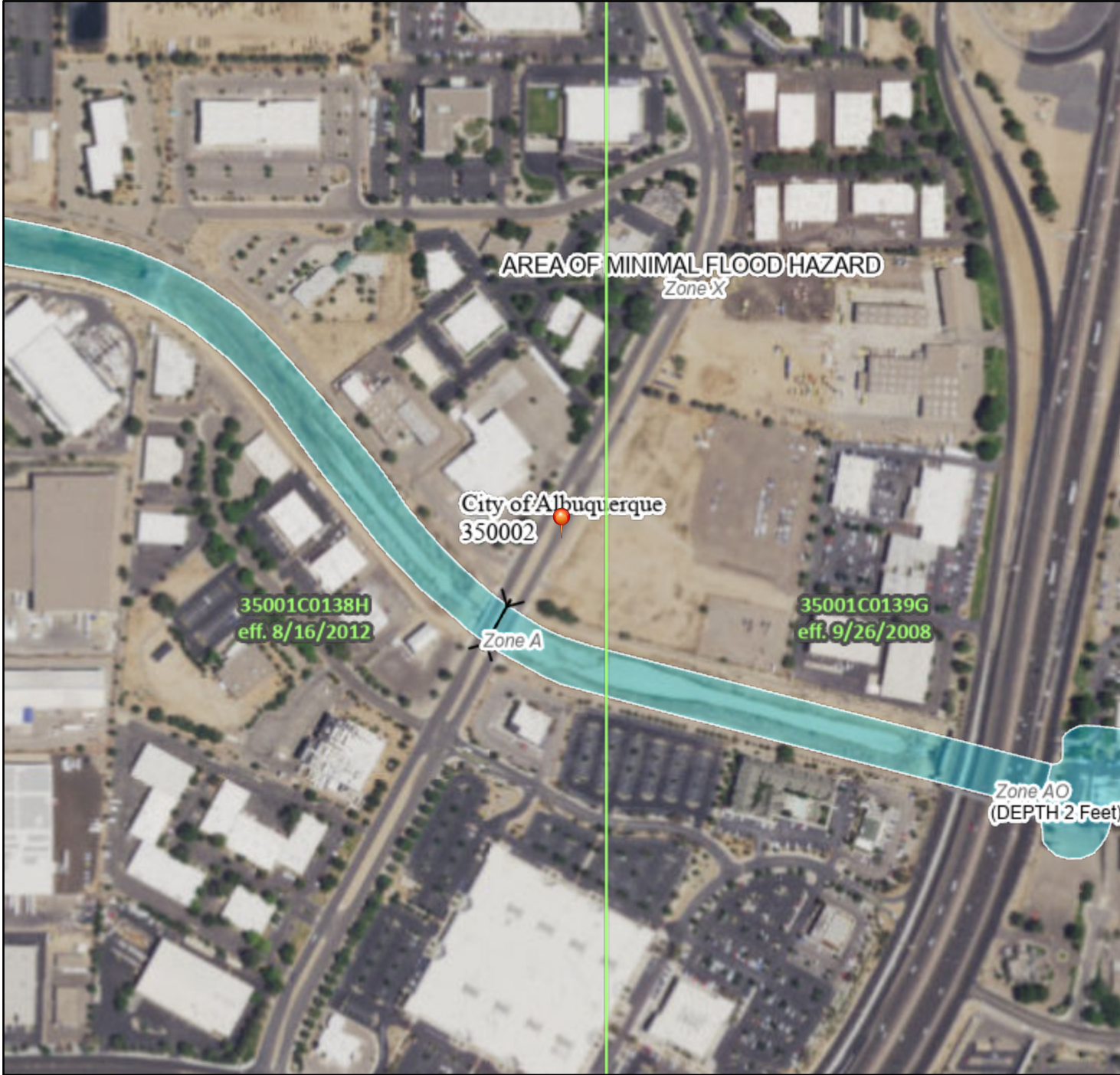
- A. FLOODPLAINS & FLOOD HAZARD AREAS – SITE IS WITHIN ZONE 'X' WITH MINIMAL FLOOD RISK PER ATTACHED FEMA MAP.
- B. STEEP SLOPES – SITE SLOPES <5 %
- C. UNSTABLE SOILS – N/A
- D. WETLANDS (CONSTANT SUPPLY OF WATER) – N/A
- E. ARROYOS – N/A BUT THE BEAR CANYON ARROYO IS ADJACENT TO THE SOUTH OF THE SITE.
- F. IRRIGATION FACILITIES (ACEQUIAS) – N/A
- G. ESCARPMENT – N/A
- H. ROCK OUTCROPPINGS – N/A
- I. LARGE STANDS OF MATURE TREES – N/A
- J. ARCHEOLOGICAL SITES – N/A (<5 ACRES)



# National Flood Hazard Layer FIRMMette



106°35'58"W 35°9'10"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 106°35'20"W 35°8'41"N  
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/21/2021 at 4:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Interim Director



*Mayor Timothy M. Keller*

October 13, 2021

Terry O. Brown, P.E.  
P.O. Box 92051  
Albuquerque, NM 87199  
Via email [terryobrown@outlook.com](mailto:terryobrown@outlook.com)

**Re: X-Ray New Mexico  
Traffic Impact Study**  
Engineer's Stamp dated October 5, 2021 (E17D011)  
Received 10/12/2021  
CABQ Planning Transportation approval

Dear Mr. Brown:

The subject Traffic Impact Study for the X-Ray New Mexico development at 5900 Jefferson St NE. dated October 5, 2021 has been accepted and approved by the Transportation Development Section.

The Traffic Impact Analysis shall be valid for a period of three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

PO Box 1293

If you have any questions, please feel free to contact me at (505) 924-3362.

Albuquerque

Sincerely,

NM 87103

Matt Grush, P.E., PTOE  
Traffic Engineer, Planning Dept.  
Development Review Services

[www.cabq.gov](http://www.cabq.gov)

via: email  
C: Applicant, File



**AGREEMENT CONCERNING EXISTING PLAT,  
DECLARATION OF RECIPROCAL EASEMENTS  
AND RECIPROCAL COVENANTS, LAND USE  
AGREEMENT AND RELATED MATTERS**

THIS AGREEMENT (this “**Agreement**”) is made and executed as of the \_\_\_\_ day of December, 2019 (the “**Effective Date**”), by and between OSUNA DEVELOPMENT CO., LLC, a New Mexico limited liability company (“**Osuna Development**”), and GROUP 1 REALTY, INC., a Delaware corporation (“**Group 1**”). Osuna Development and Group 1 are referred to herein individually as a “**Party**” and collectively as the “**Parties**.”

**Introductory Provisions-Recitals**

The following provisions constitute the basis for and are a part of this Agreement:

A. Osuna Development is the owner of Lots 1-A and 1-B, as said Lots are shown and designated on the Existing Plat as defined in Recital Paragraph C below.

B. Group 1 is the owner of Lots 2-A and 2-B as said Lots are shown and designated on the Existing Plat.

C. The Lots 1-A, 1-B, 2-A and 2-B (collectively the “**Lots**” and individually a “**Lot**”) are encumbered and/or affected by (i) that Plat entitled “Plat of Lots 1-A, 1-B, 2-A and 2-B, Fraternal Order of Police Addition, Albuquerque, Bernalillo County, New Mexico, August 2006,” filed of record in the office of the County Clerk for Bernalillo County, New Mexico, on March 1, 2007, as Document No. 2007033421 (the “**Existing Plat**”); (ii) that certain Declaration of Reciprocal Easements and Reciprocal Covenants for the Fraternal Order of Police Addition, executed by Fraternal Order of Police Albuquerque Lodge No. 1, a New Mexico nonprofit corporation, and recorded February 9, 2007, as Document No. 2007022101, in Book A132, Page 2062, records of Bernalillo County, New Mexico, as amended by that certain First Amendment to Declaration of Reciprocal Easements and Restrictive Covenants for the Fraternal Order of Police Addition recorded February 29, 2012, as Document No. 2012020397, records of Bernalillo County, New Mexico (together, the “**Existing Declaration**”); (iii) that certain Land Use Agreement dated October 10, 2014, and filed of record in the office of the County Clerk for Bernalillo County, New Mexico, on October 22, 2014, as Document No. 2014084826 the “**Existing Land Use Agreement**”); (iv) that certain Fraternal Order of Police Site Plan for Subdivision dated December 5, 2006, City of Albuquerque Environmental Planning Commission Project Number 1004801, Application Number 06DRB01748 (the “**Existing Site Plan**”); and that certain Drainage Report for the Fraternal Order of Police dated January 29, 2007/stamp dated February 1, 2007, Job No. 25016 (the “**Existing Drainage Plan**”)

D. Group 1 is also the owner of Parcel “A-1” of the plat of Parcels “A-1” and “A-2”, Albuquerque Industrial Park, Albuquerque, New Mexico (the “**Adjacent East Parcel**”), as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 14, 1988, in Map Book C37, Folio 130, situated adjacent and to the east of Lot 2-

A, upon which is situated an automobile dealership which has direct access at its eastern boundary to the Pan American Freeway southbound access road.

E. Lots 1-A and 1-B are currently vacant and undeveloped, and together have full access via three (3) curb cuts to and from Jefferson Street NE, a public street.

F. Lots 2-A and 2-B currently function as an automobile storage area and other uses ancillary to the operation of the automobile dealership on the Adjacent East Parcel.

G. The Parties desire to amend certain terms and conditions contained in the Existing Plat, to terminate the Existing Declaration and the Existing Land Use Agreement, to acknowledge that the Existing Site Plan has expired and is no longer in effect, and to address drainage for the respective Lots, all on the terms set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

### **Agreements**

1. **Termination of Existing Declaration.** The Parties terminate the Existing Declaration.
2. **The Existing Plat.** It is agreed that when either Party desires to initiate the replatting of the Lots, the Parties shall cooperate with one another in such effort and shall share equally in the cost of the re-platting of the Lots, subject to the following additional terms and conditions:
  - a. **Deletion of Parking Easements.** The reciprocal parking easement for the benefit of Lots 1-A, 1-B, 2-A and 2-B (marked on the Existing Plat within Lot 2-A) shall be deleted.
  - b. **Access and Utility Easements.** All access and utility easements of any kind granted by the Existing Plat situated on Lots 1-A and 1-B shall no longer benefit Lots 2-A or 2-B, and all access and utility easements of any kind granted by the Existing Plat situated on Lots 2-A or 2-B shall no longer benefit Lots 1-A and 1-B, subject to, and except as provided in, the following:
    - (i) The 28' wide Private Access and Utility Easement granted by the Existing Plat located in the northern portion of Lot 1-A shall continue to benefit Lots 2-A and 2-B, but shall be realigned on Lot 1-A substantially as shown on **Exhibit A** attached hereto and incorporated by reference (the "**North Access and Utility Easement**"), it being understood that the North Access and Utility Easement shall be the sole access easement between Jefferson Street NE and Lots 2-A and 2-B. The owner of Lots 2-A and 2-B shall at all times maintain, or cause to be maintained, a policy or policies of liability insurance against claims for bodily injury, death or property damage occurring on, in or about the North Access and Utility Easement with a "Combined Single Limit" (covering bodily injury liability and property damage) with commercially reasonable limits of not less than Two Million Dollars (\$2,000,000.00), naming the owner of Lots 1-A and 1-B as additional insureds. Such insurance may be in the form of blanket liability coverage applicable to Lots 2-A, 2-B and/or the Adjacent East Parcel, and such coverage limit may be satisfied with underlying and umbrella policies totaling not less than the amount set forth above. The owner of Lots 2-A and 2-B shall, upon written request, provide the owner of Lots 1-A and 1-B with evidence of such coverage and an additional insured endorsement (ISO endorsement CG 20 26 07 04, or equivalent).

(ii) The waterline, sanitary sewer and utility easements granted by the Existing Plat on Lots 1-A or 1-B where water lines and related improvements, or sanitary sewer lines or other utilities have been installed therein as of the date of this Agreement, shall remain in full force and effect.

(iii) Any waterline, sanitary sewer and/or utility easements on Lots 1-A and 1-B granted by the Existing Plat where water lines and related improvements, or sanitary sewer lines or other utilities have not been installed therein as of the date of this Agreement may, at the option of the owner of Lots 1-A and 1-B, be relocated within Lots 1-A and 1-B to locations that are convenient for the future development of Lots 1-A and/or 1-B (which development may include the replatting of Lots 1-A and 1-B into one Lot), including without limitation relocation of same to the North Access and Utility Easement; provided, if said relocation is into the North Access and Utility Easement, then the notice to be given in accordance with Section 2.c(v) below shall describe the water lines and related improvements, or sanitary sewer lines, or other utilities to be installed within the North Access and Utility Easement and the location where such improvements, sewer lines, or other utilities will be installed within North Access and Utility Easement.

c. Easement Roadway. In conjunction with the commencement of the construction of permanent improvements on Lot 1-A or 1-B, the owner of Lots 1-A and 1-B may construct a paved roadway within the North Access and Utility Easement, including curb and gutter (collectively, the **"Easement Roadway"**) at its initial sole cost, subject to partial reimbursement by the owner of Lots 2-A and 2-B of such cost and expense on the terms set forth below. Construction of the Easement Roadway shall be undertaken in a manner so as not to interfere with the then-existing unpaved access (or a substitute unpaved access) between Lots 2-A and 2-B and Jefferson Street NE. Upon the completion of the Easement Roadway, the owner of Lot 1-A and Lot 1-B may prevent, by barricading or other means (in a manner appropriate for a first-class commercial project) all routes of access other than the Easement Roadway between Lots 2-A and 2-B and Jefferson Street NE.

(i) The owner of Lots 2-A and 2-B shall reimburse the owner of Lots 1-A and 1-B for the Lot 2-A/2-B Allocable Share (hereinafter defined) of the cost of construction of the Easement Roadway within thirty (30) days after completion of same and presentation of an invoice and the Roadway Construction Documentation, as hereinafter defined. The **"Roadway Construction Documentation"** means documentation which sets forth in reasonable detail the actual cost of construction of the Easement Roadway exclusive of any other construction undertaken on any Lot, subject to the following:

(A) If all elements of the cost of construction of the Easement Roadway are segregated by line item from the costs incurred for the construction of other similar improvements on Lots 1-A and/or 1-B in the construction contract applicable to construction of the Easement Roadway, the Roadway Construction Documentation shall consist of a copy of the contract(s) with a licensed New Mexico contractor(s) (together with any change orders thereto) setting forth all such line items for construction of the Easement Roadway, together with a contractor's written certification that the unit costs for line item categories for construction of the Easement Roadway are the same as the unit costs for line item categories for construction of other improvements of a similar nature (if any) on Lots 1-A and/or 1-B.

(B) If all elements of the cost of construction of the Easement Roadway are not segregated by line item from the costs incurred for the construction of other similar improvements on Lots 1-A and/or 1-B in the construction contract applicable to construction of the Easement Roadway, the Roadway Construction Documentation shall consist of the written certification



of the project architect for the work being performed setting forth the following:

- The unit price applicable to each cost category (e.g.: paving, curb and gutter, etc.) for construction of the Easement Roadway;
- The total number of units for each cost category applicable to the construction of the Easement Roadway and the total number of units for each such cost category applicable to the construction of the other similar improvements constructed on Lots 1-A and/or 1-B;
- The means of fairly and equitably allocating all such costs between the cost of construction of the Easement Roadway and the cost of construction of other similar improvements constructed on Lots 1-A and/or 1-B (e.g.: unit cost per linear foot or unit cost per square foot); and
- The total cost allocated to the Easement Roadway and the total cost allocated to other similar improvements constructed on Lots 1-A and/or 1-B with respect to each cost category represented in the construction of the Easement Roadway.
- The costs (all line items) properly allocable to construction of the Easement Roadway, including any applicable gross receipts tax.

(ii) The owner of Lots 2-A and 2-B shall be responsible for maintenance and repair of the Easement Roadway at its initial sole cost, subject to reimbursement by the owner of Lots 1-A and 1-B of the Lot 1-A/1-B Allocable Share (hereinafter defined) of the cost of such repair and maintenance within thirty (30) days after completion of same and presentation of an invoice and reasonable documentation supporting such cost of repair and maintenance, subject to the following:

(A) If the Easement Roadway (or any portion thereof) is damaged by the owner or any tenant (or any invitee of either) of a particular Lot or Lots, then the owner of such Lot(s) shall make the repairs at its sole cost (subject to said owner's right, in its sole discretion, to obtain reimbursement for the cost of the repairs from any third party who may be responsible for the damage). Such repairs shall be undertaken in accordance with the provisions of Section 2.c(v) below.

(B) Subject to subsection (A) above, if the owner of Lots 2-A and 2-B fails to maintain and/or repair the Easement Roadway within thirty (30) days after written notice from the owner of Lots 1-A and 1-B of the need therefor, then in addition to all other remedies available to the owner of Lots 1-A and 1-B with respect to such failure, the owner of Lot 1-A and 1-B shall have the right to cause the repairs and/or maintenance of the Easement Roadway (or any portion thereof) to be performed, and the owner of Lots 2-A and 2-B shall reimburse the owner of Lots 1-A and 1-B for the Lot 2-A/2-B Allocable Share of the cost of such repairs and/or maintenance, plus an administrative fee equal to ten percent (10%) of such amount, within thirty (30) days after completion of same and presentation of an invoice and reasonable supporting documentation.

(iii) If the owner of Lots 1-A and 1-B has not commenced the construction of the Easement Roadway at a time when the owner of Lots 2-A and 2-B desires the Easement Roadway to be installed, the owner of Lots 2-A and 2-B shall have the right to construct the Easement Roadway at its initial sole cost, subject to partial reimbursement by the owner of Lots 1-A and 1-B of the Lot 1-

A/1-B Allocable Share of the cost construction of such paved roadway within thirty (30) days after completion of same and presentation of an invoice and the Roadway Construction Documentation as described in subsection c(i)(A) and (B) above, provided, however, that in the application of subsection c(i)(A) and (B) to this subsection, each reference to Lots 1-A and 1-B (or the owner thereof) shall mean Lots 2-A and 2-B (or the owner thereof), and each reference to Lots 2-A and 2-B (or the owner thereof) shall mean Lots 1-A and 1-B (or the owner thereof).

(iv) The **"Lot 2-A/ 2-B Allocable Share"** shall be the applicable cost multiplied by a fraction, the numerator of which is 158 (the approximate total distance in feet of the North Access and Utility Easement minus the approximate length of the Apron Area as hereinafter defined), and the denominator of which is 208 (the approximate total distance in feet of the North Access and Utility Easement). The **"Lot 1-A/1-B Allocable Share"** shall be the applicable cost multiplied by a fraction, the numerator of which is 50 and the denominator of which is 208.

(v) Upon the completion and opening for use of the Easement Roadway, the Easement Roadway shall be kept open at all times for use as intended in this Agreement; provided, however, that the Easement Roadway or any portion thereof may be closed or access otherwise impaired for brief periods as may be reasonably required for repair or maintenance of the Easement Roadway or the installation or relocation of utilities within the North Access and Utility Easement. In all cases other than the emergency repairs, such closure or impairment will be undertaken only after the giving of at least ten (10) business days' written notice to the other owner(s) of all other Lots, which notice shall (A) the state nature and schedule of the work to be undertaken, (B) identify the contractor(s) who will perform the work and state the name, address, email address and telephone number of the contact person for the contractor doing such work, and (C) state the project schedule (including the proposed commencement and completion dates) for the performance and completion of such work. The period of closure or impairment shall not exceed ten (10) business days. The work shall be performed in a good and workmanlike manner at the responsible owner's sole cost and expense and in a timely manner in accordance with the project schedule for such work so as to minimize the period of closure or impairment of access.

d. Perimeter Wall. The owner of Lots 2-A and 2-B may construct at its sole cost and expense a perimeter wall on the southernmost portion of the North Access and Utility Easement immediately north of the southern boundary of the North Access and Utility Easement, provided that no perimeter wall shall be constructed in the first fifty (50) feet of the North Access and Utility Easement extending west from the right of way of Jefferson Street NE (the **"Apron Area"**), so as to assure access, if desired by the owners of Lots 1-A and 1-B, to and from Jefferson Street NE and Lots 1-A and 1-B by way of the Apron Area. If the owner of Lots 2-A and 2-B does elect to construct such perimeter wall, it is agreed that (i) the prior written approval of the Owner of Lot 1-A as to the specifications, material, type and color of finish materials and the height of the perimeter wall shall be required, such approval not to be unreasonably withheld, conditioned or delayed; (ii) prior to such construction the owner of Lots 2-A and 2-B will provide the owner of Lots 1-A and 1-B with the specifications for the perimeter wall, including the material to be used in its construction, the type and color of the finish materials, and the height of the perimeter wall as measured from the adjoining land immediately south of the proposed perimeter wall, and the owner of Lots 1-A and 1-B will respond to same within a reasonable period of time; and (iii) the owner of Lots 2-A and 2-B shall be responsible at its sole cost and expense for maintenance and repair of the perimeter wall; provided that if the perimeter wall is damaged by the owner or any tenant (or any invitee of either) of Lot 1-A and/or 1-B, then the owner of such Lot shall make the repairs at its sole cost. If Lot 1-A and/or Lot 1-B have been developed with commercial building(s) and improvements by the date that the owner of Lots 2-A and 2-B presents its proposed

specifications for the construction of the perimeter wall, the Parties agree that the specifications shall be consistent with the exterior finishes of the commercial building(s) located on Lot 1-A and/or Lot 1-B and any walls thereon similar to the proposed perimeter wall. Notwithstanding the foregoing, (A) the owner of Lot 1-A shall have the right to construct at its sole cost and expense a perimeter wall in any location south of the southern boundary of the North Access and Utility Easement, and (B) the owner of Lots 1-A and 1-B shall have the right to close the access point between Lot 1-A and the Apron Area, or to design and construct such access point so as to prevent any vehicular movement at such location other than egress from Lot 1-A to the Apron Area.

e. **Existing Private Sign Easements.** The two Private Sign Easements shown on the Existing Plat, one situated near the southwest corner of Lot 1-A and the other situated near the southwest corner of Lot 1-B, stated in the Existing Plat to be for the benefit of Lots 1-A, 1-B, 2-A and 2-B, shall be amended to be private sign easements for the sole benefit of Lots 1-A and 1-B.

f. **New Private Sign Easement.** A Private Sign Easement (the “**New Private Sign Easement**”) in a square shape with dimensions of twelve (12) feet by twelve (12) feet, for a total of one hundred forty-four (144) square feet, shall be granted by the owner of Lot 1-A to and for the sole benefit of the owners of Lots 2-A and 2-B, with the New Private Sign Easement located immediately south of the Apron Area subject to the same set back from Jefferson Street NE as shown for the existing Private Sign Easements referenced in the preceding subsection e. The location of the New Private Sign Easement is shown on Exhibit A attached hereto and incorporated by reference. In the event that the New Private Sign Easement has not been created by plat at the time when the owner of Lots 2-A and 2-B desires to proceed with the installation of a monument sign, then within 20 days after written request of the owner of Lots 2-A and 2-B to do so, the owner of Lot 1-A (and the owner of Lots 2-A and 2-B) will execute a separate Easement Agreement for the New Private Sign Easement in reasonable and customary form which includes, without limitation, customary obligations of the owner of Lot 2-A and 2-B to (i) maintain and repair the sign and the easement area, (ii) carry liability insurance and to cause the owner of Lot 1-A to be named as an additional insured, and (iii) indemnify, defend and hold harmless the Lot 1-A owner with respect to claims related to the New Private Sign Easement. Such Easement Agreement shall also grant self-help rights to the owner of Lot 1-A in the event that, after written notice and a reasonable period to cure such failure, the owner of Lot 2-A and 2-B fails in its maintenance and repair obligations.

g. **Lot 2-A and 2-B Access Easements.** Adequate north/south access easement(s) on Lot 2-A shall be retained or created so as to assure legally compliant access from Lot 2-B across Lot 2-A to the North Access and Utility Easement. Adequate east/west access easement(s) on Lots 2-A and 2-B shall be retained or created so as to assure legally compliant access from Lots 2-A and Lot 2-B to the existing mutual access easement at the southeast corner of Lot 2-A and the northeast corner of Lot 2-B created on the plat of Lots A-1 and A-2, Albuquerque Industrial Park, filed of record in the office of the County Clerk for Bernalillo County, New Mexico, on October 14, 1988, in Book C37, Page 130.

3. **Acknowledgement that Existing Site Plan Has Expired and Was Terminated by the City.** The Parties acknowledge that the Existing Site Plan expired in accordance with City Code Ordinance No. 14-16-3-11 and that the City’s records reflect that it was terminated in the City’s records on November 16, 2015. The Parties may in the future develop and submit independent site plans for their Lots consistent with the provisions of this Agreement, including without limitation the North Access and Utility Easement on Lot 1-A.

4. **Termination of the Existing Land Use Agreement.** The Parties terminate the Existing

Land Use Agreement.

5. Existing Drainage Plan. The Parties may in the future develop and submit independent drainage plans for their Lots, provided that Lots 1-A and 1-B shall accept the quantity of surface flows from Lots 2-A and 2-B that were contemplated under the Existing Drainage Plan, subject to retention on Lots 2-A and 2-B of "first flush" waters generated on Lots 2-A and 2-B as required under the updated City of Albuquerque Drainage Ordinance adopted in 2013.

6. Covenants Running with the Land. The terms, covenants and agreements herein contained shall run with the land and shall benefit and burden the Lots in accordance with the terms and provisions of this Agreement.


7. Counterparts. This Agreement may be executed in counterparts which, when placed together, shall act to form one instrument.

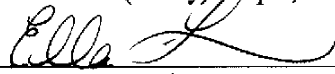
WHEREFORE, the Parties have executed this Agreement to be effective as of the Effective Date set forth above.

--- Signature Pages and Exhibit A Follow ---



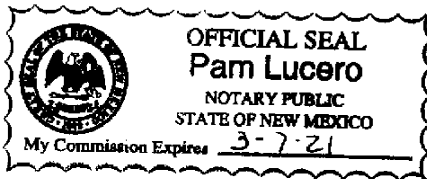
OSUNA DEVELOPMENT CO., LLC,  
a New Mexico limited liability company

By:   
Arthur G. (Sonny) Leeper, Manager

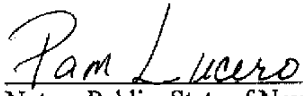
By:   
Ella Leeper, Manager

STATE OF NEW MEXICO      0  
   0  
COUNTY OF BERNALILLO    0

This instrument was acknowledged before me on 24<sup>th</sup> Dec 2019, by Arthur G. (Sonny) Leeper and Ella Leeper, managers of Osuna Development Co., LLC, a New Mexico limited liability company.



My Commission Expires:  
3-7-2021

  
Notary Public, State of New Mexico

Notary's Printed Name:

Pam Lucero

GROUP 1 REALTY, INC.,  
a Delaware corporation

By: *Darryl M. Burman*  
Its: Darryl M. Burman  
Vice President

STATE OF TEXAS                   0  
  0  
COUNTY OF HARRIS           0

This instrument was acknowledged before me on December 17, 2019, by:  
*Darryl M. Burman*, Vice President of Group 1 Realty,  
Inc., a Delaware corporation.

*Denise M. Gordon*  
Notary Public, State of TEXAS

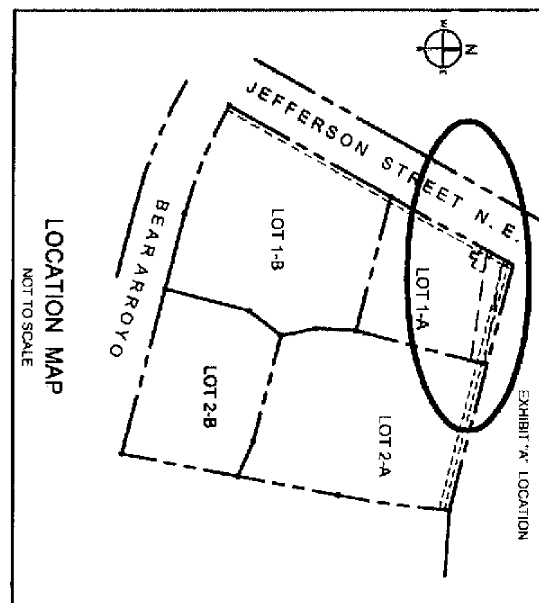
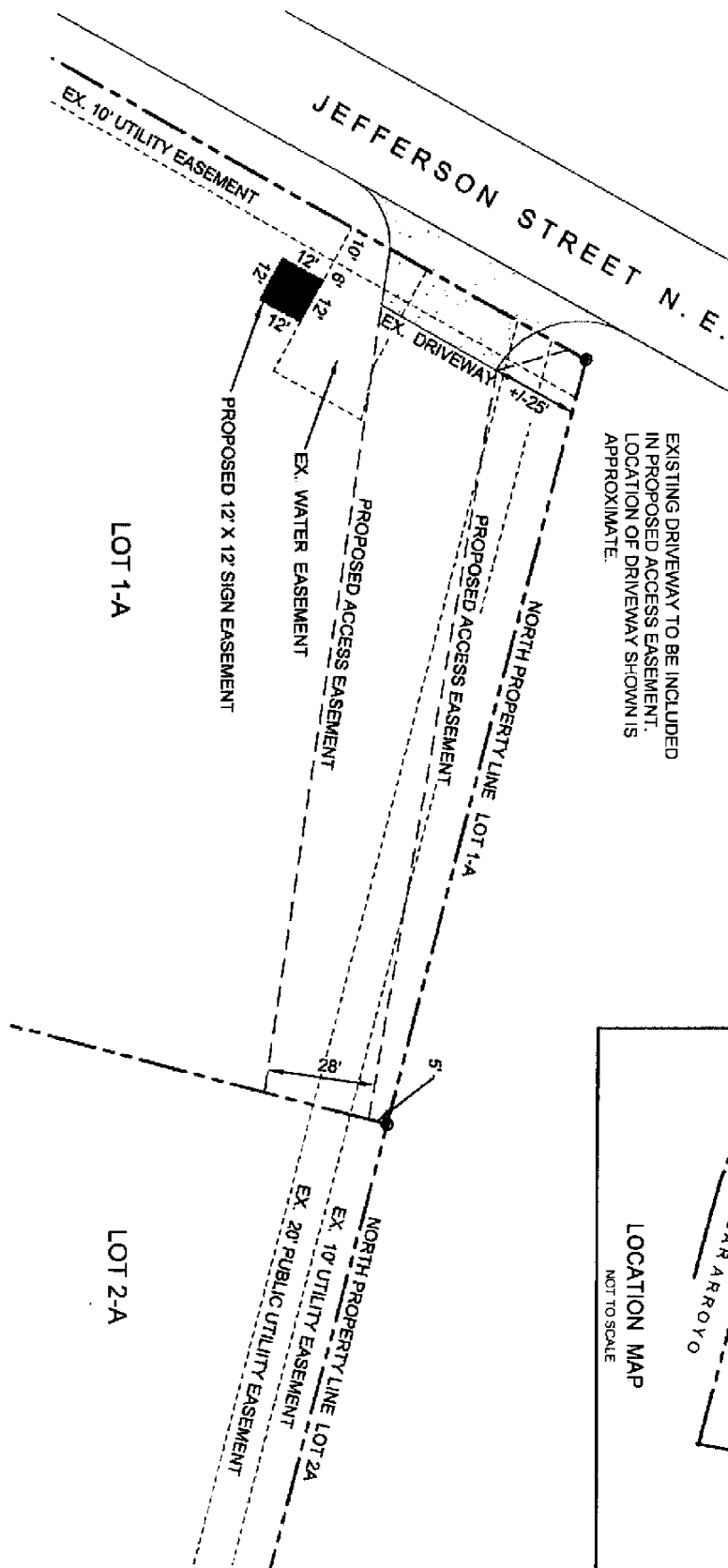
My Commission Expires:  
10/14/2021

Notary's Printed Name:  
Denise M. Gordon





EXISTING DRIVEWAY TO BE INCLUDED  
IN PROPOSED ACCESS EASEMENT.  
LOCATION OF DRIVEWAY SHOWN IS  
APPROXIMATE.



# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

#### 1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

#### 3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

#### 4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

#### 5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

CSI - Cartesian Surveys, Inc.  
(Applicant or Agent)

09/24/2021  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** PR-2021-005746